



HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, November 5, 2025, at 6:30 PM

Eatonville Town Hall - 307 East Kennedy Boulevard

Please note that the HTML versions of the agenda and agenda packet may not reflect changes or amendments made to the agenda.

- I. CALL TO ORDER.**
- II. ROLL CALL.**
- III. INVOCATION AND PLEDGE OF ALLEGIANCE.**
- IV. CONSENT AGENDA.**
 - 1.** Approval of Meeting Minutes – October 2, 2025 (Clerk Office)
- V. CODE CASE HEARINGS.**
 - 2.** CODE CASE NO: 25-000179
 - 3.** CODE CASE NO: 25-000180
- VI. COMMENTS.**
 - 4.** Staff Comments
- VII. ADJOURNMENT.**

The Town of Eatonville is subject to the Public Records Law. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

****PUBLIC NOTICE****

This is a Public Meeting, and the public is invited to attend. This Agenda is subject to change. Please be advised that one (1) or more Members of any of the Town's Advisory Boards/Committees may attend this Meeting and may participate in discussions. Any person who desires to appeal any decision made at this meeting will need a verbatim record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based – per Section 286.0105 Florida Statutes. Persons with disabilities needing assistance to participate in any of these proceedings should contact the Town of Eatonville at (407) 623-8910 "at least 48 hours prior to the meeting, a written request by a physically handicapped person to attend the meeting, directed to the chairperson or director of such board, commission, agency, or authority" - per Section 286.2.

HISTORIC TOWN OF EATONVILLE, FLORIDA

CODE ENFORCEMENT BOARD AGENDA

Wednesday, November 5, 2025, at 6:30 PM

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I. CALL TO ORDER.

II. ROLL CALL.

III. INVOCATION AND PLEDGE OF ALLEGIANCE.

IV. CONSENT AGENDA.

1. Approval of Meeting Minutes – October 2, 2025 (Clerk Office)

V. CODE CASE HEARINGS.

2. CODE CASE NO. 25-000179

BING PROPERTY, LLC.

REF: Single-Family Class III

Property Address:

121 West Kennedy Boulevard, Orlando, FL 32810

Parcel-ID No:

35-21-29-0000-00-080

Section of the Code:

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-36., Appearance of
exterior of premises and structures. (1).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-39., Minimum standards
for basic equipment and facilities; nonresidential. (a)(2).

LCD Part II – Code of Ordinances, Chapter 60 –
Supplemental Zoning District Regulations., Sec. 60-84.,
Maintenance.

3. CODE CASE NO. 25-000180

BING PROPERTY, LLC.

Property Address:

REF: Commercial Vacant Land

Parcel-ID No:

151 West Kennedy Boulevard, Orlando, FL 32810

Section of the Code:

35-21-29-0000-00-087

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (a).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(1).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-35., Maintenance of
Exterior Premises. (b)(6).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-36., Appearance of
exterior of premises and structures. (1).

LCD Part II – Code of Ordinances, Chapter 50 –
Minimum Property Standards., Sec. 50-39., Minimum standards
for basic equipment and facilities; nonresidential.. (a)(2).

VI. COMMENTS.

4. Staff Comments.

VII. ADJOURNMENT.

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****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)



Meeting Minutes for Code Enforcement Hearings 10-1-2025

****Forthcoming prior to
the day of the meeting**



HISTORIC TOWN OF EATONVILLE, FLORIDA
CODE ENFORCEMENT BOARD AGENDA
NOVEMBER 5, 2025, at 6:30 PM
Cover Sheet

****NOTE**** Please do not change the formatting of this document (font style, size, paragraph spacing, etc.)

ITEM TITLE: Hearing – Code Enforcement Cases – 11-5-25 (**Code Enforcement**)

BOARD ACTION:

BOARD DECISION		Department:
CONSENT AGENDA		Exhibits:
HEARINGS	YES	- Code Information as listed below: - CODE CASE NO: 25-000179 - CODE CASE NO: 25-000180
ADMINISTRATIVE		

REQUEST: Request is for the Code Enforcement Board to hear code cases listed on the docket of open code violations within the Town of Eatonville.

SUMMARY: Code cases will be presented by the Code Enforcement Officer of the Town of Eatonville. The officer will present the elements of proof of a violation and proof of due process of law to the Code Enforcement Board. The Code Enforcement Board has the authority to use their judgement with an emphasis on all respondents coming into compliance with the town’s code of ordinances and policies.

RECOMMENDATION: It is recommended that the Code Enforcement Board hear code cases listed on the docket of open code violations within the Town of Eatonville.

FISCAL & EFFICIENCY: N/A

TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

CODE CASE NO: 25-000179

OWNER: BING PROPERTY, LLC.

PROPERTY ADDRESS: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-080

121 W Kennedy Blvd 35-21-29-0000-00-080

Name(s):
BING PROPERTY LLC

Physical Street Address:
121 W Kennedy Blvd

Property Use:
1000 - Comm Vacant Land

Mailing Address On File:
2250 Lee Rd Ste 120
Winter Park, FL 32789-1865
[Incorrect Mailing Address?](#)

Postal City and Zip:
Orlando, FL 32810

Municipality:
Eatonville



[Upload Photos](#)

[View 2025 Property Record Card](#)

[PROPERTY FEATURES](#)

[VALUES, EXEMPTIONS AND TAXES](#)

[SALES](#)

[MARKET STATS](#)

[LOCATION](#)

Historical Value and Tax Benefits ⓘ

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025 MKT	\$228,890	\$0	\$0	\$228,890	5.0%	\$228,890	5.0%
2024 MKT	\$217,990	\$0	\$0	\$217,990	N/A	\$217,990	N/A
2023 MKT	\$217,990	\$0	\$0	\$217,990	-0.2%	\$217,990	-0.2%
2022 MKT	\$218,425	\$0	\$0	\$218,425	N/A	\$218,425	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
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2025 Taxable Value and Certified Taxes ⓘ

Tax Year

	2024	2023	2022
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Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$228,890	\$0	\$228,890	3.2010	-0.5%	\$732.68	17%
Public Schools: By Local Board	\$228,890	\$0	\$228,890	3.2480	0.0%	\$743.43	17%
General County	\$228,890	\$0	\$228,890	4.4347	0.0%	\$1,015.06	24%
Town Of Eatonville	\$228,890	\$0	\$228,890	7.2938	0.0%	\$1,669.48	39%
Library - Operating Budget	\$228,890	\$0	\$228,890	0.3748	0.0%	\$85.79	2%
St Johns Water Management District	\$228,890	\$0	\$228,890	0.1793	0.0%	\$41.04	1%
Totals				18.7316		\$4,287.48	

Non-Ad Valorem Assessments

2025 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2025 Gross Tax Total: \$4,287.48

2025 Tax Savings Tax Savings

Your taxes without exemptions would be: \$4,287.48

Your ad-valorem tax with exemptions is: - \$4,287.48

Providing You A Savings Of: = \$0.00



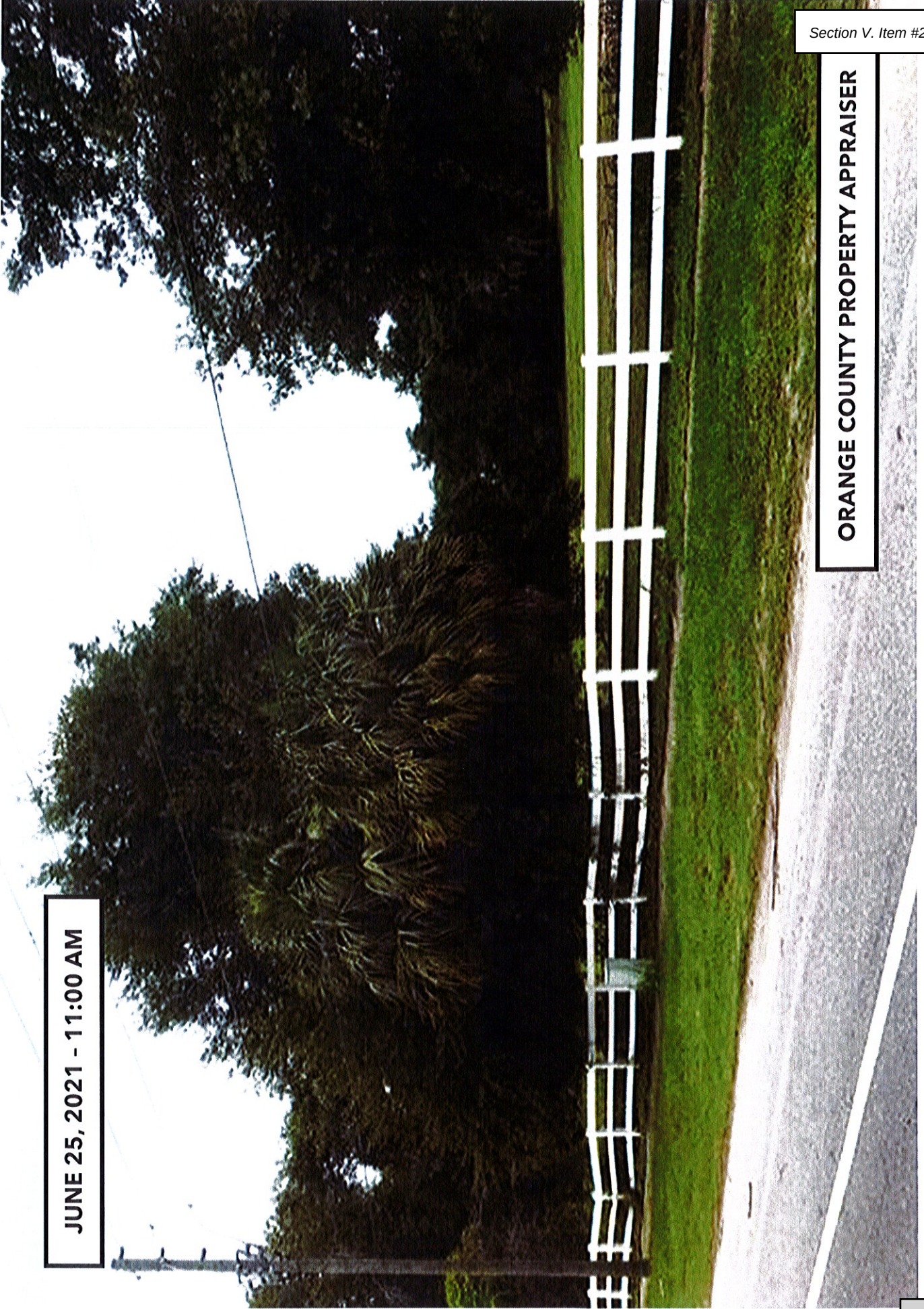
EXHIBIT A

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....1

JUNE 25, 2021 - 11:00 AM



Section V. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....2

JANUARY 8, 2025

Section V. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

**BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080
121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....3**



OCTOBER 27, 2025

ORANGE COUNTY PROPERTY APPRAISER

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179) - (OCPA).....4

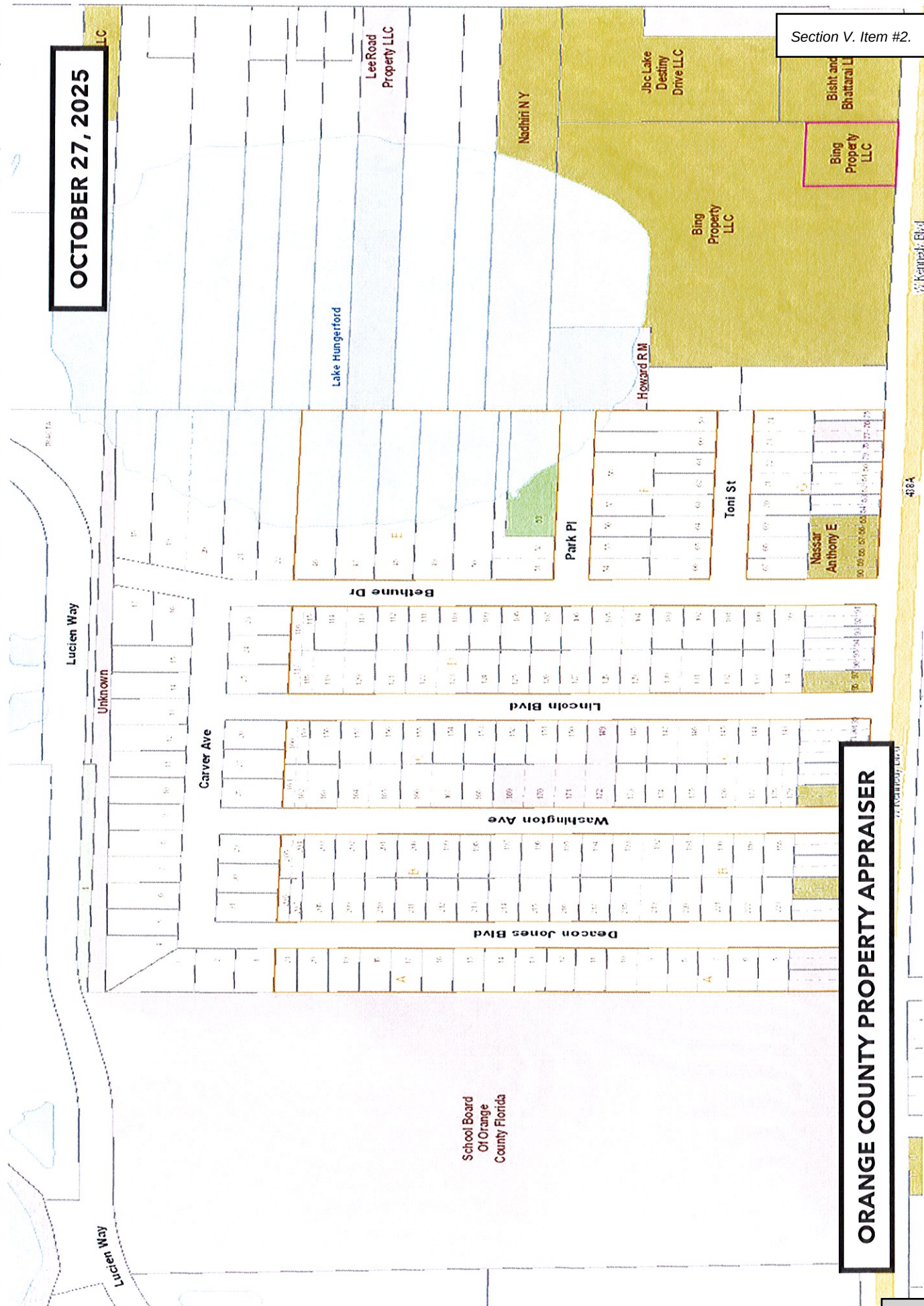




EXHIBIT B

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

Section V. Item #2.

Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

CODE CASE NO: 25-000179
DATE OF NOTICE: 07/14/2025
COMPLIANCE DATE: 07/30/2025

BING PROPERTY, LLC.

REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE #: 120
WINTER PARK, FL 32789-1865

CERTIFIED MAIL NO: 9589 0710 5270 1231 9623 86

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the**
COMMERCIAL VACANT LAND, property located at, 121 WEST KENNEDY
BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-0000-00-080 into
compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND**
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
35. - Maintenance of exterior premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code
of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM
PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and
structures. Eatonville, Florida - Code of Ordinances/Subpart B - LAND
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).
Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT
CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV.
- FENCES/Sec. 60-84. - Maintenance.

TO: BING PROPERTY, LLC.

You are hereby notified, the property located at **121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-35(a)**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned

items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street. **Sec. 50-35(b).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).**, Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6).**, Sources of infestation. **Sec. 50-36.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39., (a)(2).**, Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street. **Sec. 60-84.** Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain-link fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the

fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005, or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

Please be advised that if the violation is not cured by **[07/30/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhire
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

a. Description of violation(s) that has the property in noncompliance:

- 1 - Excessive growth, overgrowth, obnoxious growth and debris are on the premises.
- 2 - Repair or remove the nonconforming fence.

b. Remedial action(s) required to bring the property into compliance:

- 1 - Clear away all excessive growth, overgrowth, obnoxious growth of grass and weeds; and as well as debris and remove from the premises.
- 2 - Repair or remove the nonconforming fence.

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST

FIRST-CLASS MAIL

12/1

07/16/2025

US POSTAGE \$010.44



ZIP 32751

0244TW1146839189

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage at \$

Sent To \$

Street and Apt. #

City, State, ZIP+4

Postmark Here

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0720 5225 1231 6296 98

9589 0720 5225 1231 6296 98



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL[®]

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BING PROPERTY, LLC. 2250 LEE ROAD, SUITE 120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-080 CODE CASE NO: 25-000179		A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
2. Article Number (Transfer from service label) 9589 0710 5270 1231 9623 86		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Mail Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
PS Form 3811, July 2020 PSN 7530-02-000-9053		Domestic Return Receipt	

U.S. Postal Service™		CERTIFIED MAIL® RECEIPT		Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.					
OFFICIAL USE					
Certified Mail Fee		\$			
Extra Services & Fees (check box, add fee as appropriate)					
☐ Return Receipt (hardcopy)	\$				
☐ Return Receipt (electronic)	\$				
☐ Certified Mail Restricted Delivery	\$				
☐ Adult Signature Required	\$				
☐ Adult Signature Restricted Delivery	\$				
Postage		\$			
Total Postage a:	\$				
Sent To	\$				
Street and Apt. #					
City, State, ZIP+4					

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☐ Complete items 1, 2, and 3. ☐ Print your name and address on the reverse so that we can return the card to you. ☐ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee <i>M. F. F.</i> B. Received by (Printed Name) <i>M. F. F.</i> C. Date of Delivery <i>7-18-25</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
BING PROPERTY, LLC. 2250 LEE ROAD, SUITE 120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-080 CODE CASE NO: 25-000179  9590 9402 8194 3030 0366 45		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ /all Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1231 9623 86		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

USPS TRACKING#

9590 9402 8194 3030 0366 45

9590 9402 8194 3030 0366 45

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

United States
Postal Service

RECEIVED
JUL 21 2005

Initial: _____

• Sender: Please print your name, address, and ZIP+4® in this box*

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH-NOSAKHERE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

9590 9402 8194 3030 0366 45

9590 9402 8194 3030 0366 45



EXHIBIT C

CODE SECTION(S) IN VIOLATION OF....



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a).

Sec. 50-35(a). It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(1).

Sec. 50-35(b)(1). The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(6).

Sec. 50-35(b)(6). The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(6).**, Sources of infestation.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior premises and structures. (1).

Sec. 50-36. The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

(LCD 1982, ch. 4, § 2-1-2)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

Sec. 50-39., (a)(2). Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

(LCD 1982, ch. 4, § 2-1-2)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 60 - SUPPLEMENTAL ZONING DISTRICT REGULATIONS/ARTICLE IV. - FENCES/Sec. 60-84. - Maintenance.

Sec. 60-84., Owners of the property where fences are constructed are required to maintain the fence and to keep it in proper working order, and to ensure that it shall be aesthetically pleasing. The exposed nib end of any chain-link fence shall face the ground when within six feet from any sidewalk. Electronically charged fences are prohibited within the town limits. The mayor or his designee shall be authorized to order the removal or reduction in height of any fence, wall, or other structure which exceeds the height of this chapter or which constitutes a hazardous obstruction to the vision of vehicle operators upon the street, roads, and alleys of the town, or is designed or constructed in such a manner as to create a hazard to the public. Any fence, walls, or buffers that are located in the front yard where at least 50 percent of the surface area that is in need of maintenance shall be nonconforming. Any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the fence has been removed from the fence frame is considered to be in a condition of disrepair and is nonconforming. These structures must be brought into conformance by July 1, 2005, or will be a code violation. For maintenance purposes, any front fence where 50 percent of the stockade "facing" needs to be replaced or where 50 percent of the facing has become removed from the fence frame is considered to be in a condition of disrepair and nonconforming.

(LDC 1982, ch. 13, § 4-2.7; Ord. No. 95-08, § 9, 11-8-1995; Ord. No. 2004-12, 5-4-2004)



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

PROOF OF VIOLATION(S) - MAINTENANCE OF EXTERIOR OF PREMISES -NONCONFORMING FENCE



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....3



JUNE 11, 2025 - 9:20 AM

DEAD TREE

DEAD TREE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....1

JULY 10, 2025 - 6:01 PM

NONCONFORMING FENCE - OBNOXIOUS GROWTH

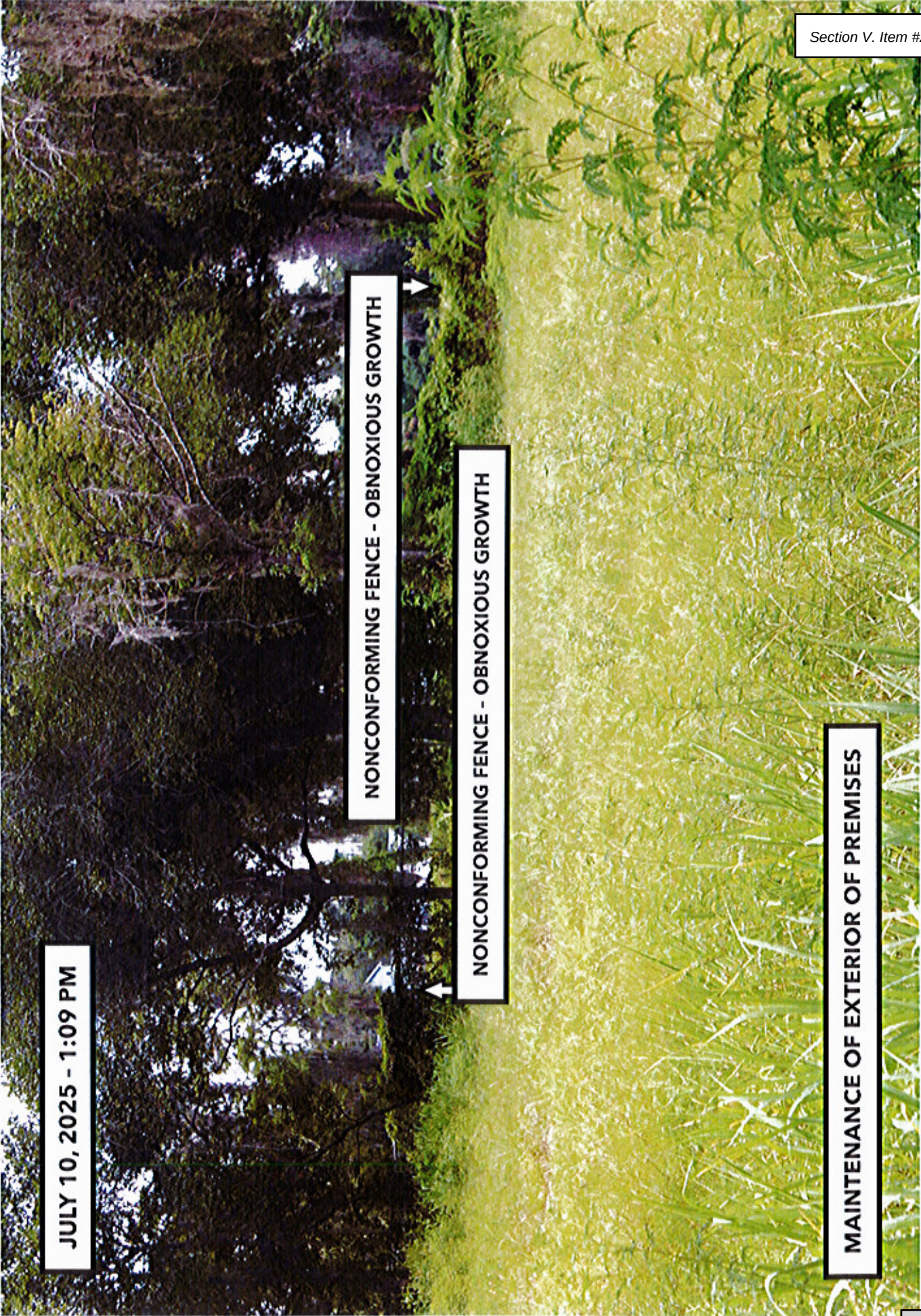
NONCONFORMING FENCE - OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....3

JULY 10, 2025 - 1:09 PM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

APPEARANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....4

JULY 10, 2025 - 1:09 PM

DEAD TREE - OBNOXIOUS GROWTH

NONCONFORMING FENCE - DEAD TREE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....1



JULY 28, 2025 - 7:28 AM

DEAD TREE - OBNOXIOUS GROWTH

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

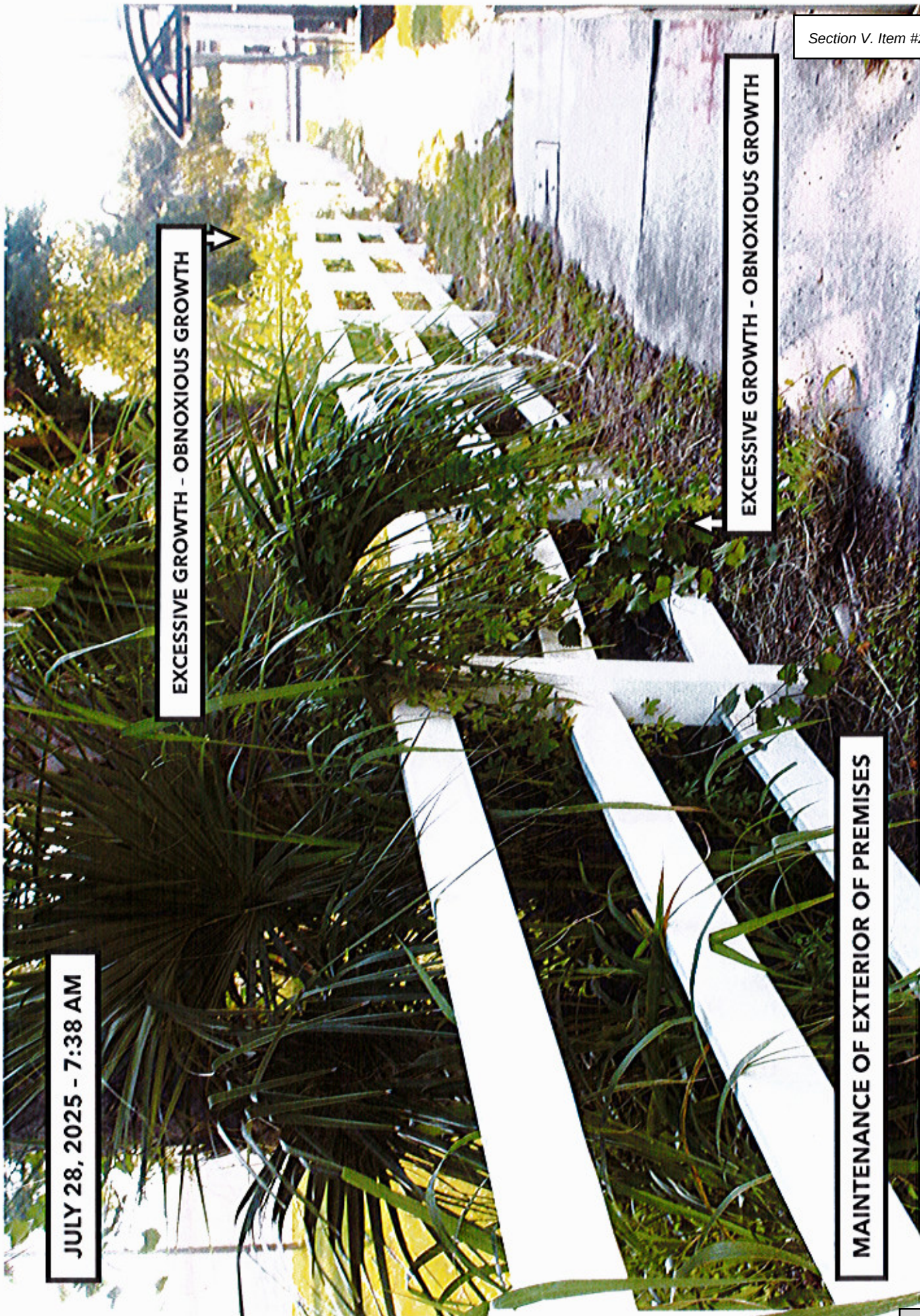
MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2





BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....4



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....5



Section V. Item #2.

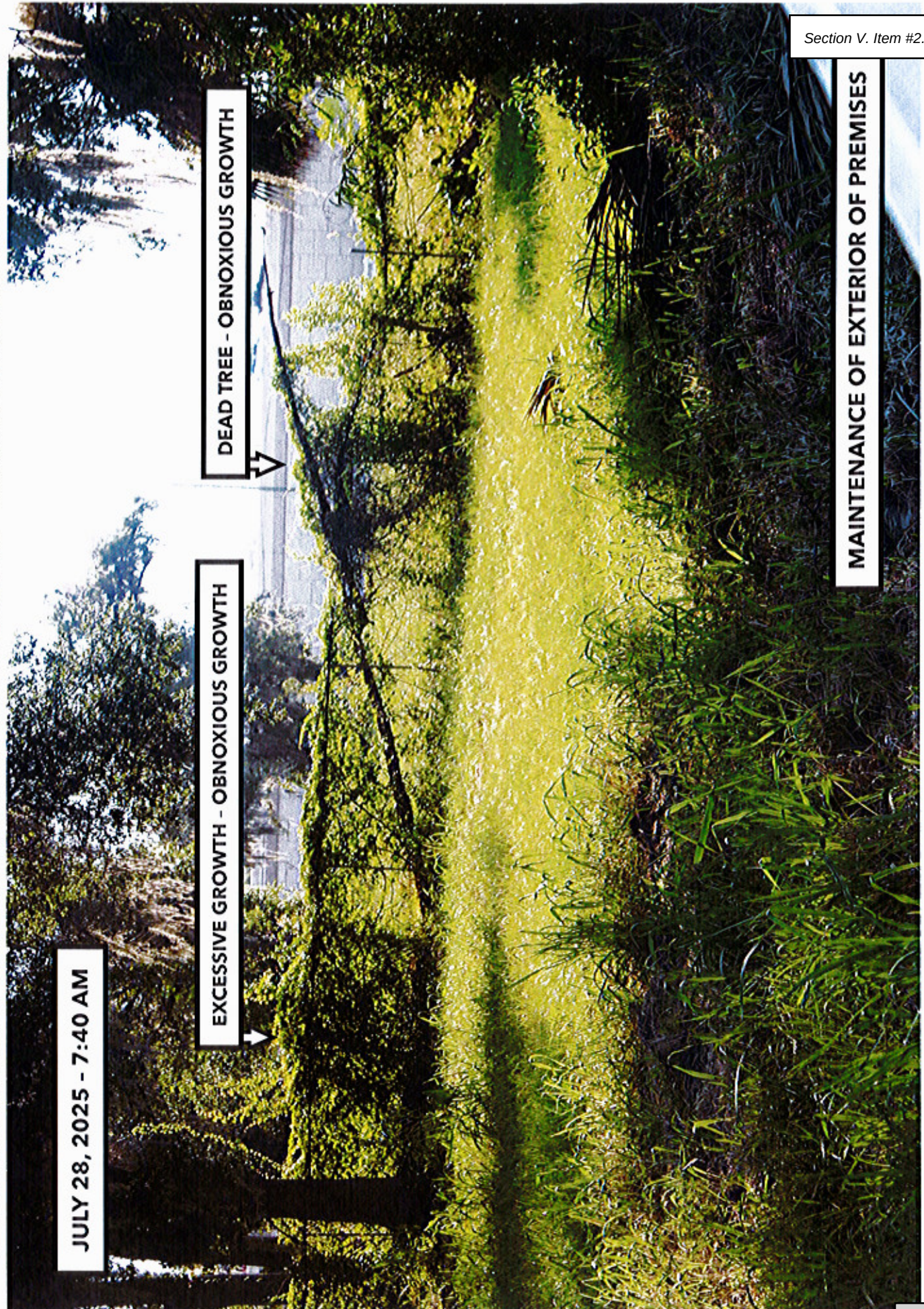
BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....6



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....7



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....8



JULY 28, 2025 - 7:40 AM

DEAD TREE - OBNOXIOUS GROWTH

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....1



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2



AUGUST 25, 2025 - 7:57 AM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

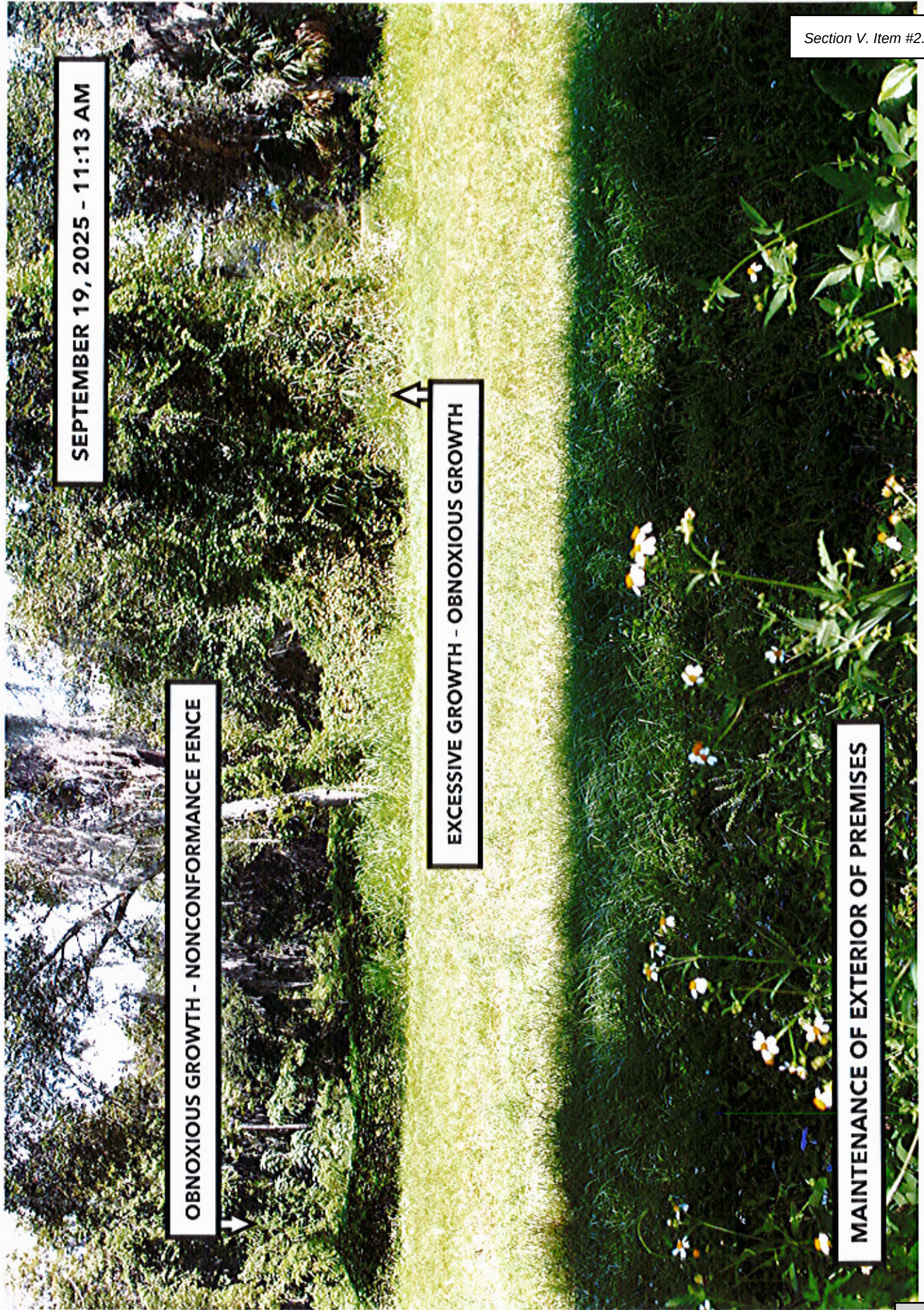
Section V. Item #2.

MAINTENANCE OF EXTERIOR OF PREMISES

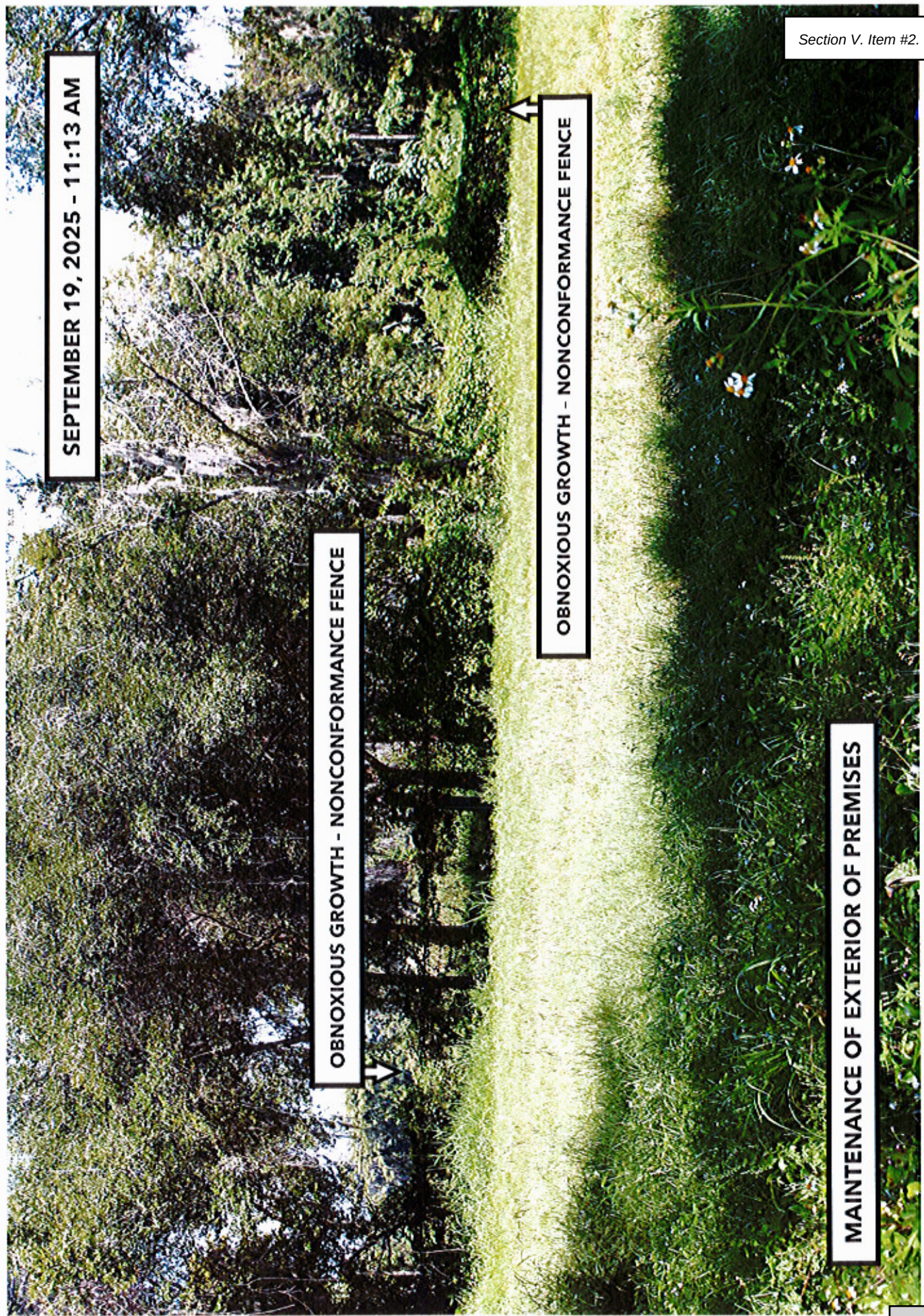


BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2



Section V. Item #2.



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....4



SEPTEMBER 19, 2025 - 11:13 AM

OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

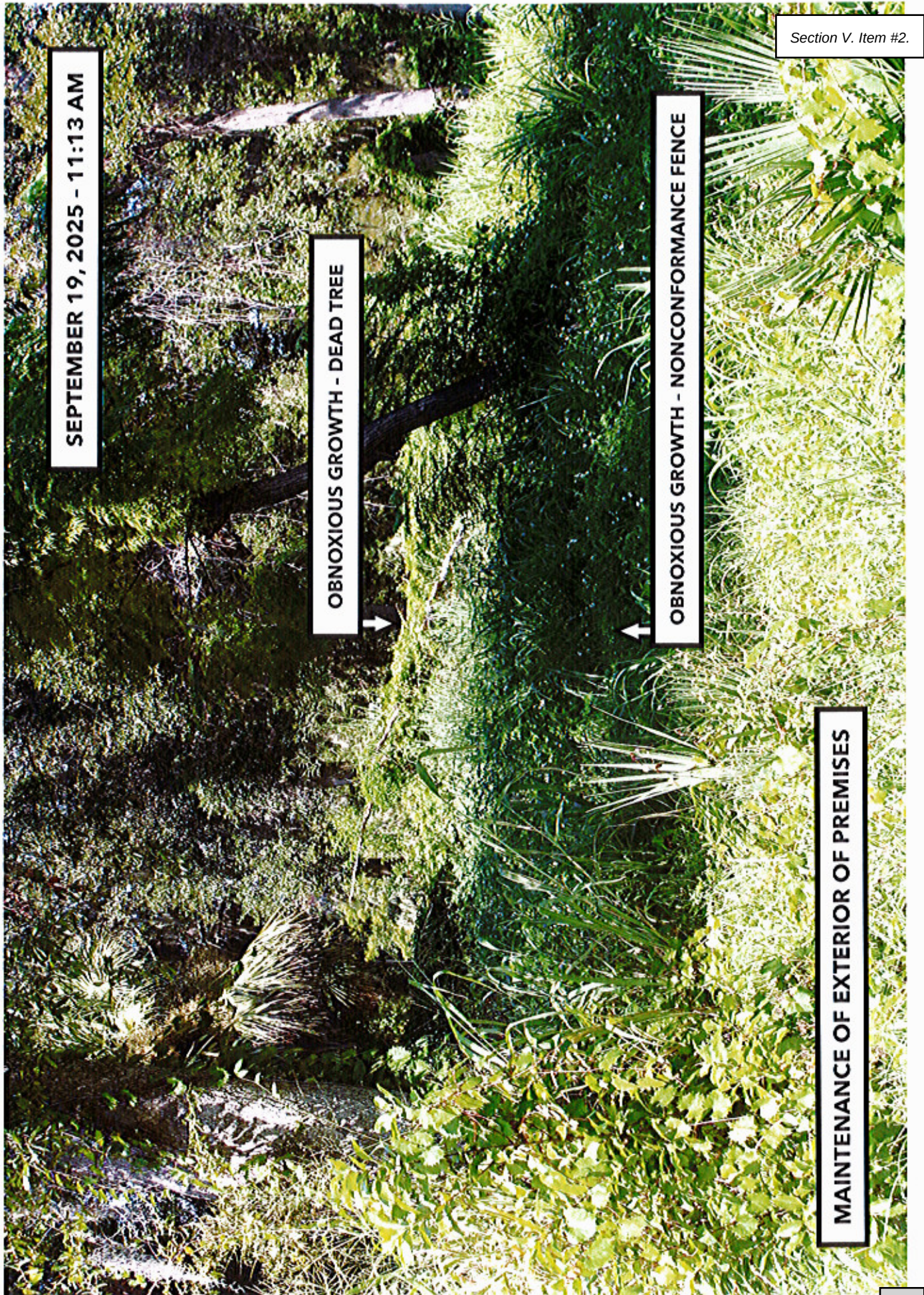
OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....5



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....6



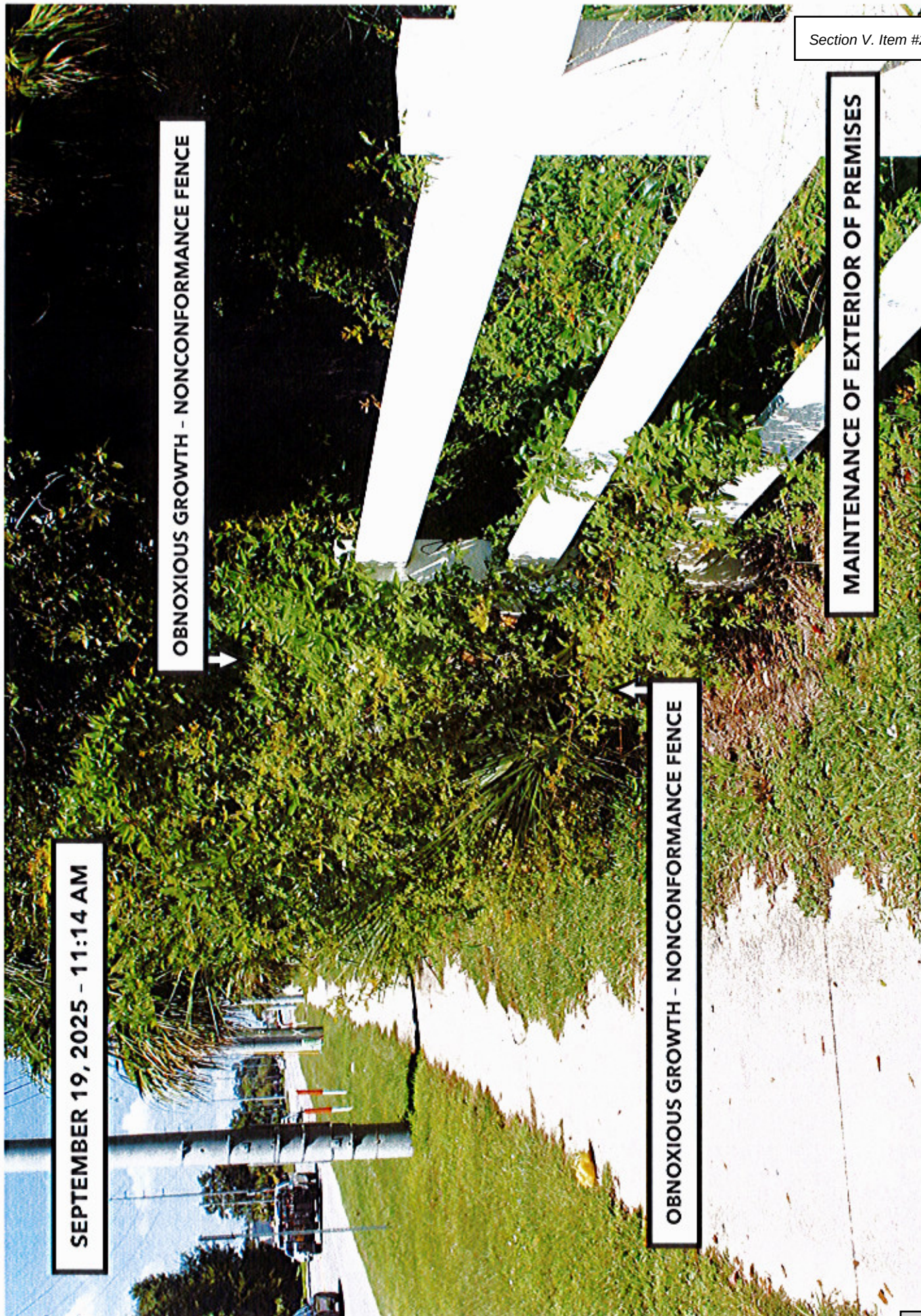
SEPTEMBER 19, 2025 - 11:13 AM

OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.



SEPTEMBER 19, 2025 - 11:14 AM

OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

OBNOXIOUS GROWTH - NONCONFORMANCE FENCE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....8



SEPTEMBER 19, 2025 - 11:14 AM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH - DEBRIS



MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....9



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....10



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....1



Section V. Item #2.

SEPTEMBER 30, 2025 - 7:40 AM

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....3



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....4



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....5



SEPTEMBER 30, 2025 - 7:40 AM

OBNOXIOUS GROWTH - DEAD TREE

DEBRIS - TRASH - REFUSE

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....6

SEPTEMBER 30, 2025 - 7:40 AM

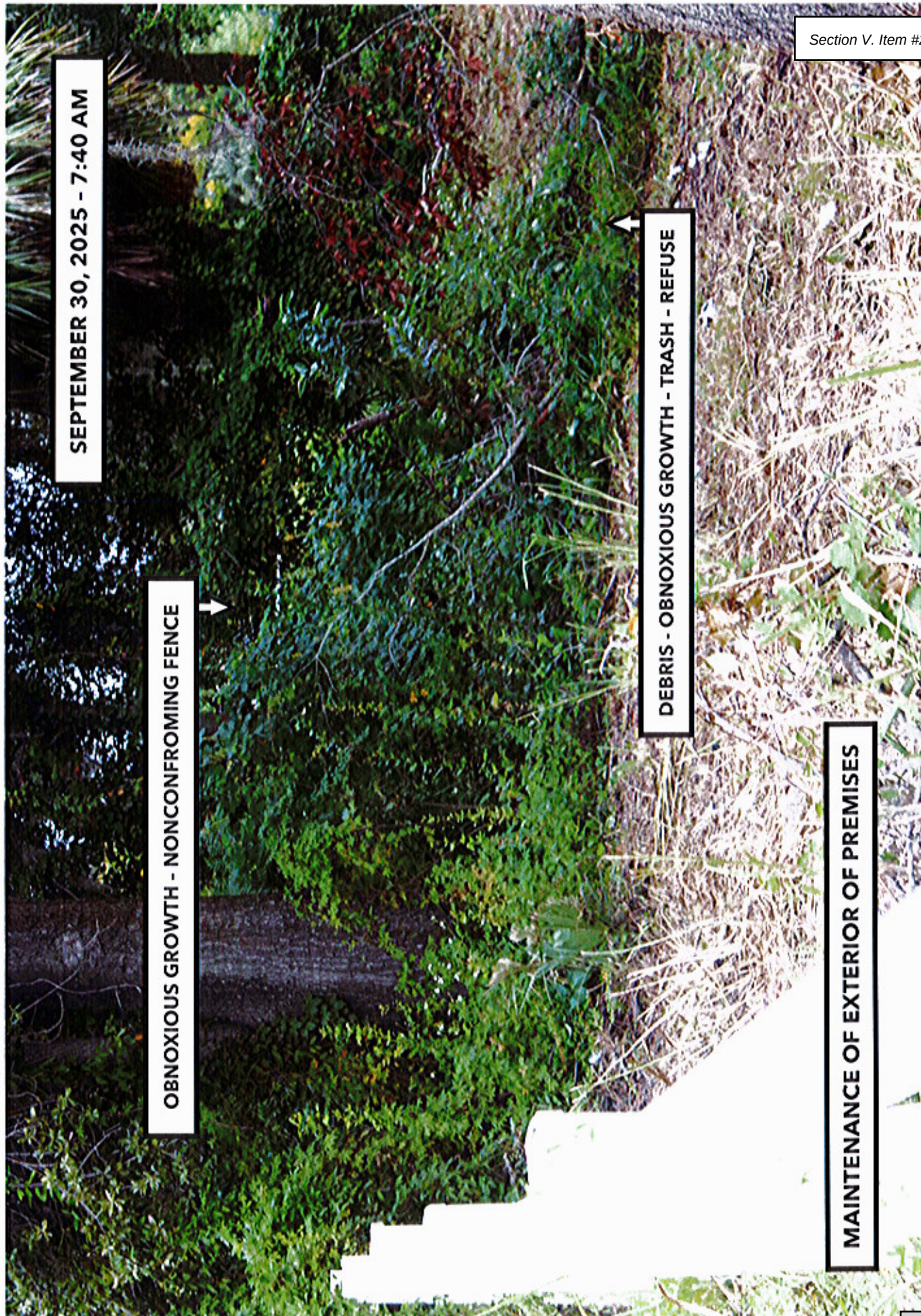
Section V. Item #2.

MAINTENANCE OF EXTERIOR OF PREMISES



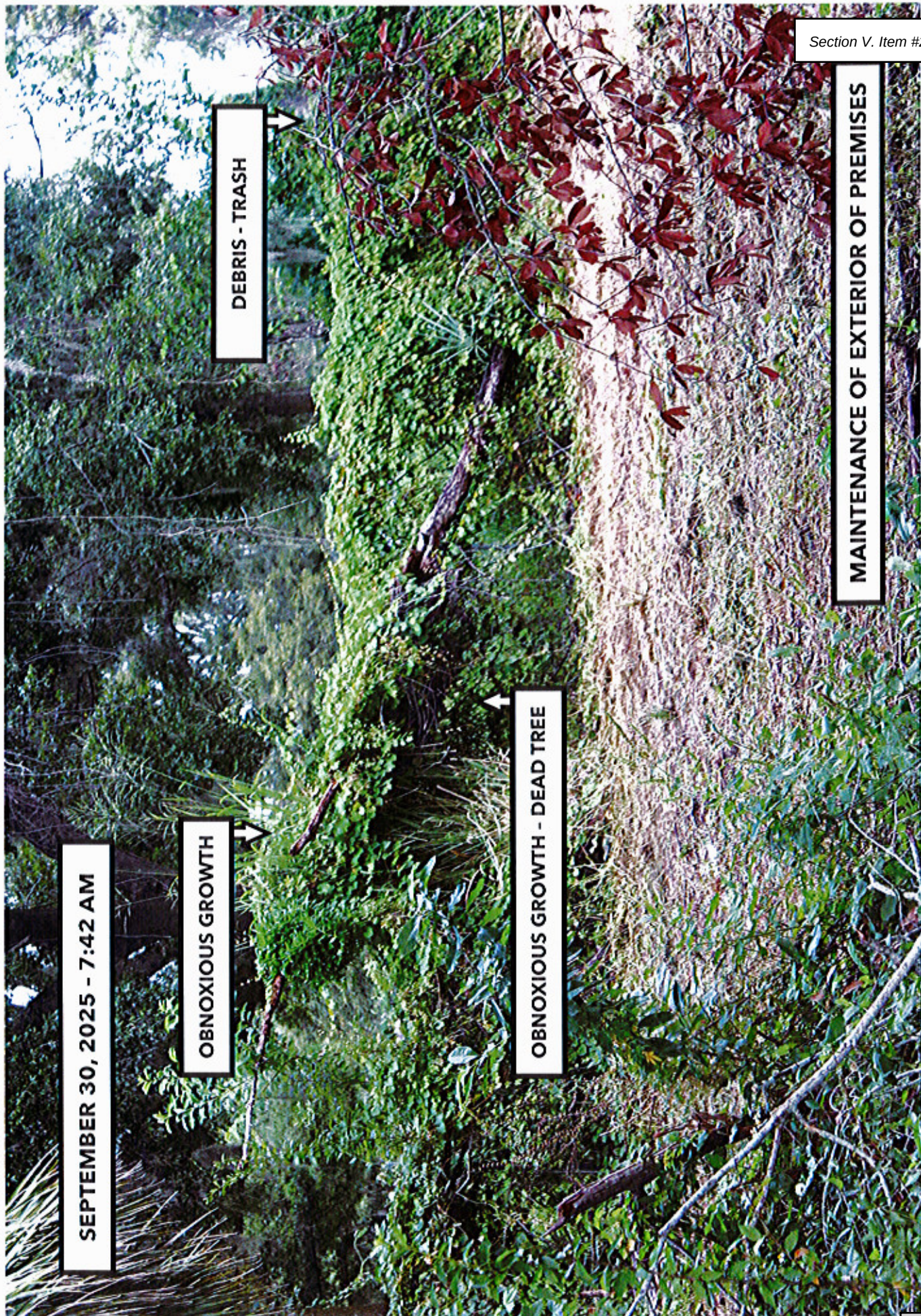
BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....7



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....8



Section V. Item #2.



EXHIBIT E

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000179

CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 10

Vs.

BING PROPERTY, LLC.

REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120

Respondent(s)

RE: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-080

NOTICE OF HEARING

TO: BING PROPERTY, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

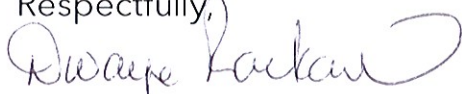
You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, November 5, 2025, hearing date.

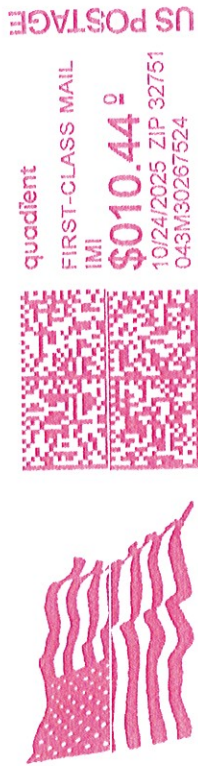
Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman
 Code Enforcement Board
 Town of Eatonville, Eatonville Town Hall
 307 East Kennedy Boulevard
 Eatonville, FL 32751
 Phone: (407) 623-8908 | Fax: (407) 623-8919
 E: code-enforcement@townofeatonville.org

TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751



BING PROPERTY, LLC.
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
P-ID: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0710 5270 2222 5373 10

9589 0710 5270 2222 5373 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee \$

Extra Services & Fees (check box, and fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
P-ID: 35-21-29-0000-00-080
CODE CASE NO: 25-000179

Total Postage a \$
Sent To \$
Street and Apt. 1
City, State, Zip+4

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below:	
1 Article Addressed to: BING PROPERTY, LLC. 2250 LEE ROAD, SUITE NO: 120 WINTER PARK, FL 32792-1865 P-ID: 35-21-29-0000-00-080 CODE CASE NO: 25-000179  9590 9402 8194 3030 0364 85		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 2372 5373 10		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000179

CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 10

Vs.

BING PROPERTY, LLC.
REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-088

NOTICE OF HEARING

TO: BING PROPERTY, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org



EXHIBIT F

POSTING THE NOTICE OF HEARING

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080
121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....1



Section V. Item #2.

NOTICE OF HEARING

OCTOBER 24, 2025 - 3:51 PM

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080
121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....2

OCTOBER 24, 2025 - 3:41 PM

CODE



TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 25-000180
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 27

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

BING PROPERTY, LLC.
REF: PROPERTY AT 151 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-087

NOTICE OF HEARING

TO: BING PROPERTY, LLC.

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 162.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35 - Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a CODE ENFORCEMENT BOARD HEARING will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at 151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 5th day of NOVEMBER 2025, 6:30 P.M., as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8918 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

CODE ENFORCEMENT DIVISION



TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 25-000179
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 10

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

Vs.

BING PROPERTY, LLC.
REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-088

NOTICE OF HEARING

TO: BING PROPERTY, LLC.

The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 162.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35 - Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a CODE ENFORCEMENT BOARD HEARING will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the 5th day of NOVEMBER 2025, 6:30 P.M., as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Hollie New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

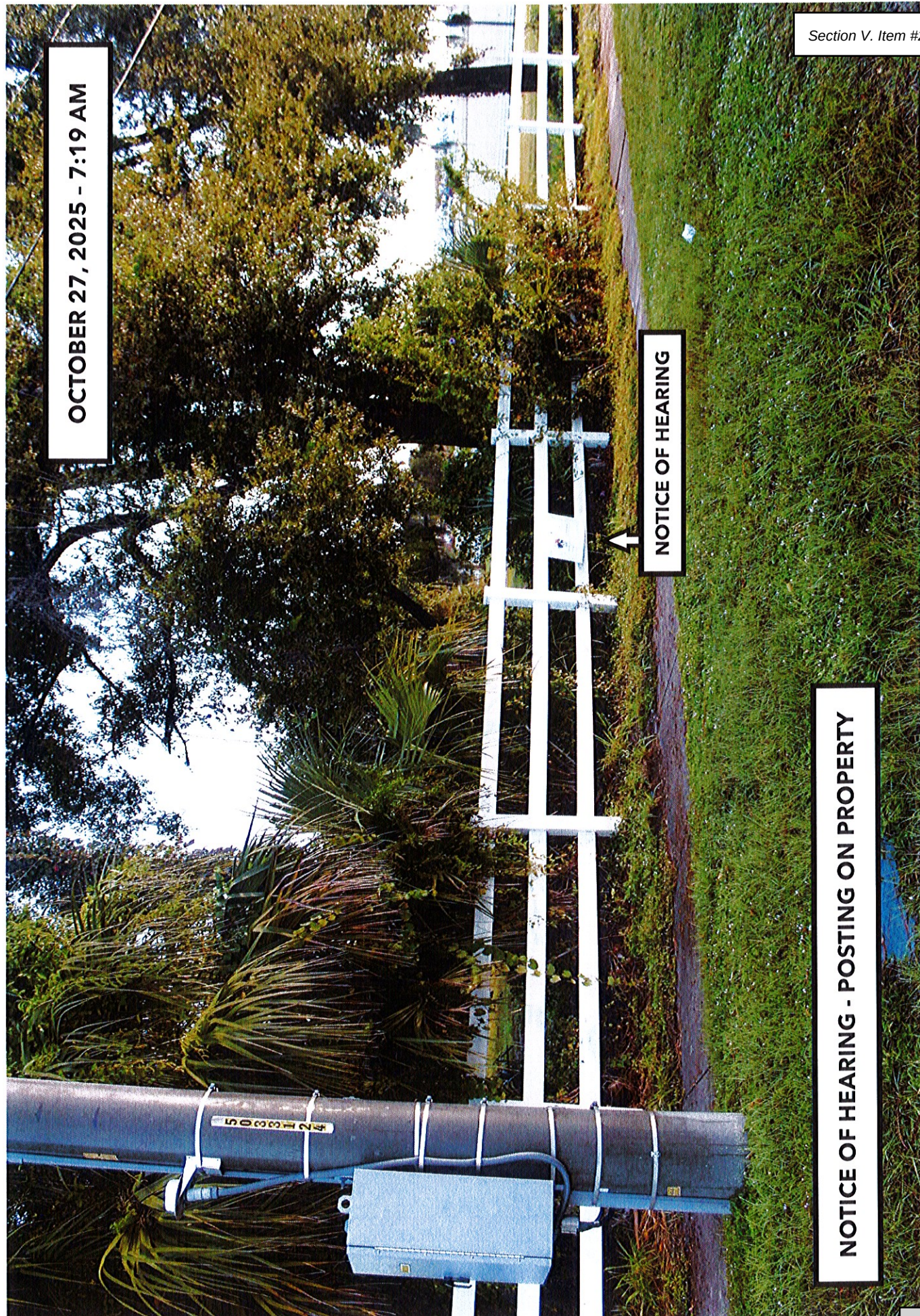
SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8918 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....3



OCTOBER 27, 2025 - 7:19 AM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-080

121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000179).....4

OCTOBER 27, 2025 - 7:20 AM

NOTICE OF HEARING



TOWN OF EATONVILLE
1887



TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE

CODE CASE NO: 25-000179

OWNER: BING PROPERTY, LLC.
PROPERTY ADDRESS: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
PARCEL ID NO: 35-21-29-0000-00-080



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

CODE CASE NO: 25-000179
SUBSTITUTION NO: 35-21-29-0000-00-080

TOWN OF EATONVILLE, FLORIDA
A Municipal Corporation

VIA

BING PROPERTY, LLC

REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD

121 WEST KENNEDY BOULEVARD, SUITE 100

ORLANDO, FL 32810

RE: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

Parcel ID: 35-21-29-0000-00-080

Requester(s):

Requester(s):

Requester(s):

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Requester(s):

NOTICE OF HEARING - POSTING ON PROPERTY

Section V. Item #2.

TOWN OF EATONVILLE

1887



**TOWN OF EATONVILLE CODE ENFORCEMENT DIVISION
CODE ENFORCEMENT OFFICER: BARUTI ABDALLAH-NOSAKHERE**

CODE CASE NO: 25-000180

OWNER: BING PROPERTY, LLC.

PROPERTY ADDRESS: 151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

PARCEL-ID NO: 35-21-29-0000-00-087



EXHIBIT A

**IDENTIFYING PROPERTY ACCORDING
TO THE ORANGE COUNTY PROPERTY
APPRAISER'S WEBSITE.**

151 W Kennedy Blvd 35-21-29-0000-00-087**Name(s):**

B NG PROPERTY LLC

Physical Street Address:

151 W Kennedy Blvd

Property Use:

1000 - Comm Vacant Land

Mailing Address On File:2250 Lee Rd Ste 120
Winter Park, FL 32789-1865
[Incorrect Mailing Address?](#)**Postal City and Zip:**

Orlando, FL 32810

Municipality:

Eatonville

[Upload Photos](#)[View 2025 Property Record Card](#)**i** PROPERTY FEATURES**\$** VALUES, EXEMPTIONS AND TAXES**SALES****MARKET STATS****LOCATION****Historical Value and Tax Benefits**

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	%	Assessed Value	%
2025	\$674,494	\$0	\$0	\$674,494	4.8%	\$674,494	4.8%
2024	\$643,517	\$0	\$0	\$643,517	N/A	\$643,517	N/A
2023	\$643,517	\$0	\$0	\$643,517	5.0%	\$643,517	5.0%
2022	\$612,874	\$0	\$0	\$612,874	N/A	\$612,874	N/A

Tax Year Benefits	Original Homestead	Additional Hx	Other Exemptions	SOH CAP	Tax Savings
-------------------	--------------------	---------------	------------------	---------	-------------

2025 Taxable Value and Certified Taxes**Tax Year**

	2024	2023	2022
--	------	------	------

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	%	Taxes	Tax Breakdown
Public Schools: By State Law (Rle)	\$674,494	\$0	\$674,494	3.2010	-0.5%	\$2,159.06	17%
Public Schools: By Local Board	\$674,494	\$0	\$674,494	3.2480	0.0%	\$2,190.76	17%
General County	\$674,494	\$0	\$674,494	4.4347	0.0%	\$2,991.18	24%
Town Of Eatonville	\$674,494	\$0	\$674,494	7.2938	0.0%	\$4,919.62	39%
Library - Operating Budget	\$674,494	\$0	\$674,494	0.3748	0.0%	\$252.80	2%
St Johns Water Management District	\$674,494	\$0	\$674,494	0.1793	0.0%	\$120.94	1%
Totals				18.7316		\$12,634.36	

Non-Ad Valorem Assessments**2025 Non-Ad Valorem Assessments**

Levying Authority	Assessment Description	Units	Rates	Assessment
There are no Non-Ad Valorem Assessments				

2025 Gross Tax Total: \$12,634.36**2025 Tax Savings Tax Savings**

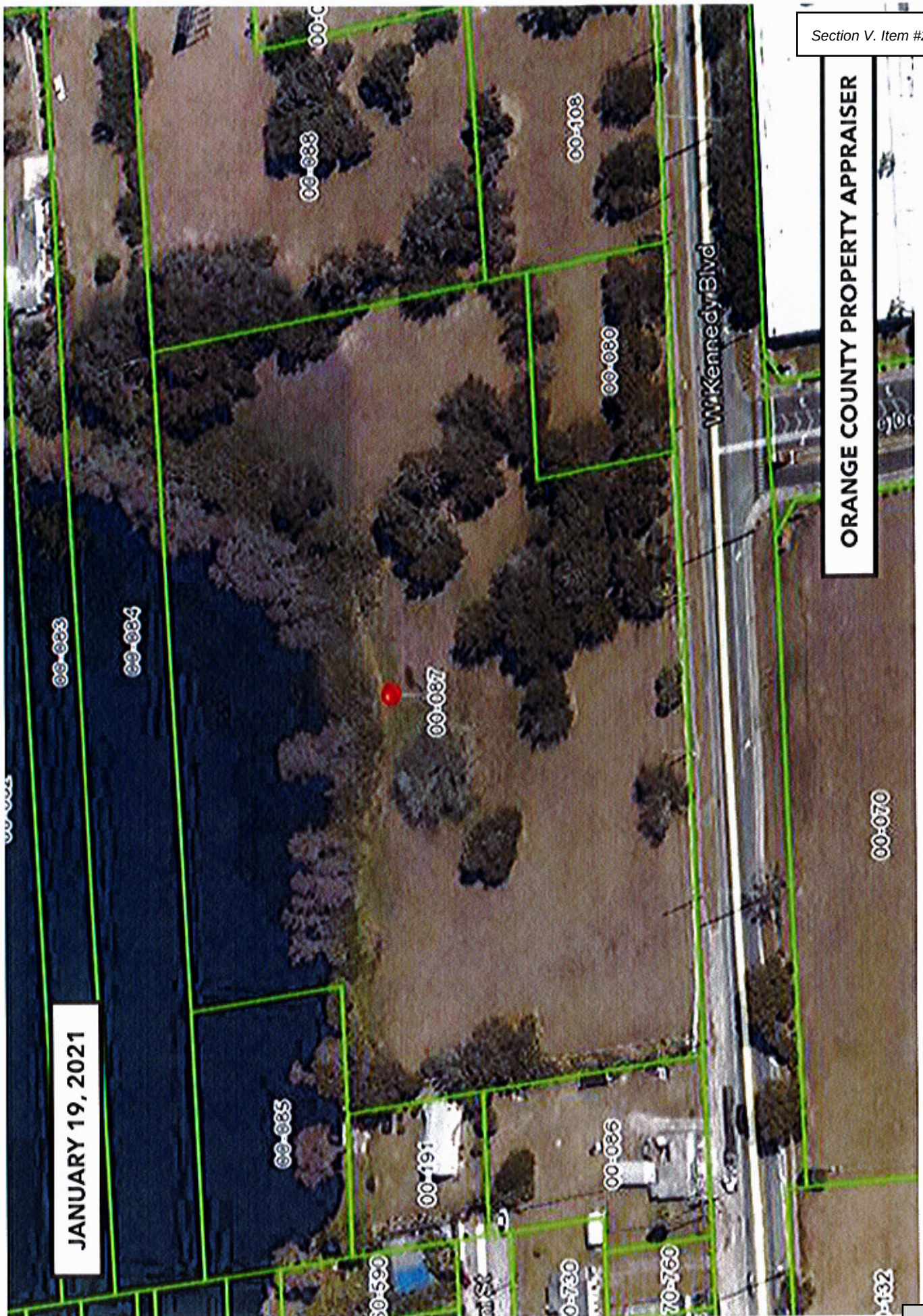
Your taxes without exemptions would be: \$12,634.36

Your ad-valorem tax with exemptions is: - \$12,634.36

Providing You A Savings Of: = \$0.00

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180) - (OCPA).....1



JANUARY 19, 2021

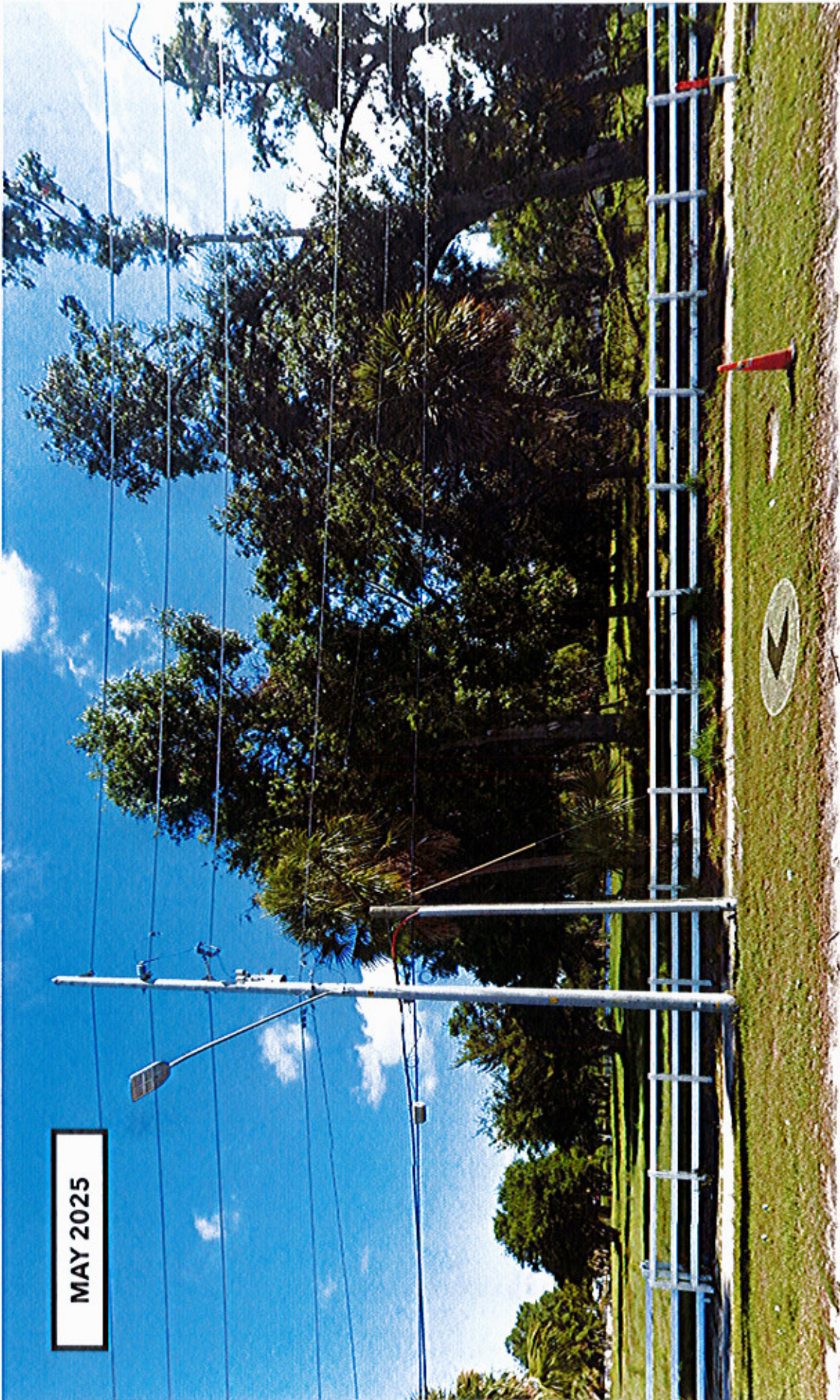
Section V. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180- (OCPA).....2

MAY 2025



Section V. Item #2.

ORANGE COUNTY PROPERTY APPRAISER

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180) - (OCPA).....3

Lucien Way

Unknown

Carver Ave

PROPERTY APPRAISER

Deacon Jones Blvd

Washington Ave

Lincoln Blvd

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011

Lake Hungerford

Bethune Dr

Q9	0.1	0.1
Q1	0.2	0.2
Q2	0.3	0.3
Q3	0.4	0.4
Q4	0.5	0.5
Q5	0.6	0.6
Q6	0.7	0.7
Q7	0.8	0.8
Q8	0.9	0.9
Q10	1.0	1.0

School Board
Of Orange
County Florida

Pyk 1

Toni St

Nassar
Anthony E

ORANGE COUNTY PROPERTY APPRAISER

Section V. Item #2.

408A



EXHIBIT B

NOTICE OF VIOLATION



Town of Eatonville - Code Enforcement Division
NOTICE OF VIOLATION

Section V. Item #2.

Town of Eatonville
Code Enforcement Division
307 East Kennedy Boulevard
Eatonville, FL 32751

CODE CASE NO: 25-000180
DATE OF NOTICE: 07/14/2025
COMPLIANCE DATE: 07/30/2025

BING PROPERTY, LLC.

REF: PROPERTY AT 151 WEST KENNEDY BOULEVARD

2250 LEE ROAD, SUITE #: 120

WINTER PARK, FL 32789-1865

CERTIFIED MAIL NO: 9589 0710 5270 1231 9623 93

First Notice - This **is an OFFICIAL NOTIFICATION of your obligation to bring the**
COMMERCIAL VACANT LAND, property located at, 151 WEST KENNEDY
BOULEVARD, ORLANDO, FL 32810, Parcel ID: 35-21-29-0000-00-087 into
compliance with **Eatonville, Florida - Code of Ordinances/Subpart B - LAND**
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
35. - Maintenance of exterior premises. (a), (b)(1), (b)(6). Eatonville, Florida - Code
of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM
PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior of premises and
structures. Eatonville, Florida - Code of Ordinances/Subpart B - LAND
DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-
39. - Minimum standards for basic equipment and facilities; nonresidential. (a), (2).

TO: BING PROPERTY, LLC.

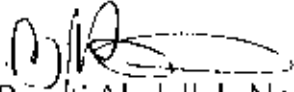
You are hereby notified, the property located at **151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810** is in violation of the provision of the Eatonville Code of Ordinances set forth above. Specifically, in **Sec. 50-35(a)**, It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the

adjoining public right-of-way between the owner's property and the street. **Sec. 50-35(b).** The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery. **(6).** Sources of infestation. **Sec. 50-36.** The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).** Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed. **Sec. 50-39., (a)(2).** Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

Please be advised that if the violation is not cured by **[07/30/2025]** this case will be scheduled for a hearing before the Code Enforcement Board or Special Magistrate and a fine of up to \$250.00 per day may be imposed each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Town of Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



Baruti Abdallah-Nosakhire
Code Enforcement Officer
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

Description of Violation and Remedial Action Required

a. Description of violation(s) that has the property in noncompliance:

1 - Excessive growth, overgrowth, obnoxious growth and debris are on the premises.

b. Remedial action(s) required to bring the property into compliance:

1 - Clear away all excessive growth, overgrowth, obnoxious growth of grass and weeds; and as well as debris and remove from the premises.

Attachment 1, Factual Description of Violation, Remedial Action Required.

TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST
07/16/2025
US POSTAGE

FIRST CLASS MAIL PERMIT NO. 1000

\$010.44



ZIP 32751
041M11468919

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE 120
WINTER PARK, FL 32789-1865
P-ID NO: 35-21-29-0000-00-080
CODE CASE NO: 25-000180

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®

9589 0720 5270 1231 2296 36

9589 0720 5270 1231 2296 36

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Postmark Here

Total Postage at \$

Sent To \$

Sent on _____

Street and Apt. # _____

City, State, ZIP+4® _____

BING PROPERTY, LLC.

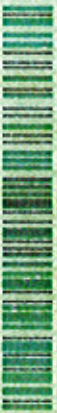
2250 LEE ROAD, SUITE 120

WINTER PARK, FL 32789-1865

P-ID NO: 35-21-29-0000-00-080

CODE CASE NO: 25-000180

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ Agent ☐ Addressee B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes if YES, enter delivery address below: ☐ No	
1. Article Addressed to: BING PROPERTY, LLC. 2250 LEE ROAD, SUITE 120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-080 CODE CASE NO: 25-000180  9590 9402 8194 3030 0366 38		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1231 9623 93		Domestic Return Receipt	

PS Form 3811, July 2020 PSN 7530-02-000-9053

9589 0710 5270 1231 9623 93

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage \$

Total Postage in \$

Sent To \$

Street and Apt. #

City, State, ZIP

Postmark Here

52627282980

2023 JAN 20

011

52627282980

2023 JAN 20

011

BING PROPERTY, INC.

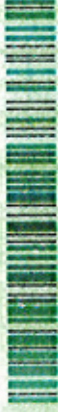
2250 LEE ROAD, SUITE 220

WINTER PARK, FL 32789-1865

P-ID NO: 35-29-0000-00-00

CODE CASE NO: 23-000180

PS Form 3800, January 2023 PSN 7530-02-000-9017 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 1. Article Addressed to: BING PROPERTY, LLC. 2250 LEE ROAD, SUITE 120 WINTER PARK, FL 32789-1865 P-ID NO: 35-21-29-0000-00-080 CODE CASE NO: 25-000180  9590 9402 8194 3030 0366 38		A. Signature ☒ Agent ☐ Addressee <i>[Signature]</i> B. Received by (Printed Name) ☐ Date of Delivery MOLLY FORD 7.18.25 C. Is delivery address different from item 1? ☐ Yes ☐ No If YES, enter delivery address below: 3. Service Type ☐ Adult Signature ☐ Priority Mail Express® ☐ Adult Signature Restricted Delivery ☐ Registered Mail™ ☒ Certified Mail® ☐ Registered Mail Restricted Delivery ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Collect on Delivery ☐ Signature Confirmation Restricted Delivery ☐ Collect on Delivery Restricted Delivery ☐ Restricted Delivery	
2. Article Number (Transfer from service label) 9589 0710 5270 1231 9623 93		Domestic Return Receipt	
PS Form 3811, July 2020 PSN 7530-02-000-9053			

USPS TRACKING #

9590 9402 8194 3030 0366 38

United States
Postal Service

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 8194 3030 0366 38

9590 9402 8194 3030 0366 38

• Sender: Please print your name, address, and ZIP+4® in this box*

CODE ENFORCEMENT DIVISION
ATTN: BARUTI ABDALLAH NOSAKHIRE
307 EAST KENNEDY BOULEVARD
EATONVILLE, FL 32751

RECEIVED
JUL 21 2025

Initial: _____

51-680099



EXHIBIT C

CODE SECTION(S) IN VIOLATION OF....



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (a).

Sec. 50-35(a). It shall be unlawful for the owner or occupant of a residential building, structure, or property to utilize the premises of such residential property for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building rubbish or similar items. It shall be the duty and responsibility of each owner and occupant to keep the premises of such residential property clean and to remove from the premises all such abandoned items as listed in this subsection, and including, but not limited to excessive growth of grass or weeds, dead trees, trash, garbage, etc., all without notice. This requirement includes proper maintenance, by the owner, of that portion of the adjoining public right-of-way between the owner's property and the street.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(1).

Sec. 50-35(b)(1). The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(1).** Brush, weeds, broken glass, stumps, roots, obnoxious growths, and accumulations of fifth, garbage, trash, refuse, debris and inoperative machinery.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-35. - Maintenance of exterior premises. (b)(6).

Sec. 50-35(b)(6)., The exterior of the premises and of all structures thereon shall be kept free of all nuisances and any hazards to the safety of occupants, customers, pedestrians, and other persons utilizing the premises and free of unsanitary conditions, and any of the foregoing shall be promptly removed and abated by the owner or operator. It shall be the duty of the owner or operator to keep the premises free of hazards which include, but are not limited to the following: **(6)**., Sources of infestation.

(LCD 1982, ch. 4, § 2-1-1; Ord. No. 99-15, § 1, 10-19-1999)



Town of Eatonville - Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-36. - Appearance of exterior premises and structures. (1).

Sec. 50-36., The exterior of the premises and the condition of accessory structures shall be maintained so that the appearance of the premises and all buildings thereon shall reflect a level of maintenance in keeping with the standards of the neighborhood or such higher standards of the town and such that the appearance of the premises and structures shall not constitute a blighting factor for adjoining property owners nor an element leading to the progressive deterioration and down-grading of the neighborhood including the following: **(1).**, Premises shall be kept landscaped, and lawns hedges and bushes shall be kept trimmed.

(LCD 1982, ch. 4, § 2-1-2)



Town of Eatonville – Code Enforcement Division

CODE VIOLATION

Eatonville, Florida - Code of Ordinances/Subpart B - LAND DEVELOPMENT CODE/Chapter 50 - MINIMUM PROPERTY STANDARDS/Sec. 50-39. - Minimum standards for basic equipment and facilities; nonresidential. (a)(2).

Sec. 50-39., (a)(2)., Care of premises. It shall be unlawful for the owner or occupant of a commercial building, structure or property to utilize such premises for the open storage of any abandoned motor vehicle, icebox, refrigerator, stove, glass, building material, building rubbish, or similar items. It shall be the duty and responsibility of every such owner and occupant to keep the premises of such commercial property clean, and to remove from the premises all such abandoned items as listed above, including but not limited to excessive growth of grass or weeds, hazardous trees, trash, garbage, etc., and all without notice. This includes the portion of the adjoining public right-of-way between the property and the street.

(LCD 1982, ch. 4, § 2-1-2)

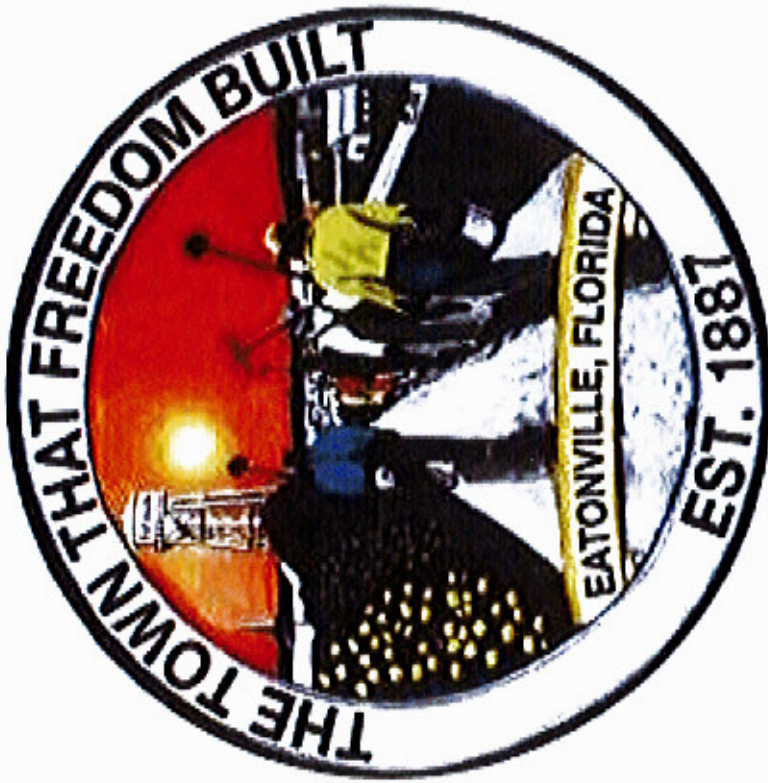
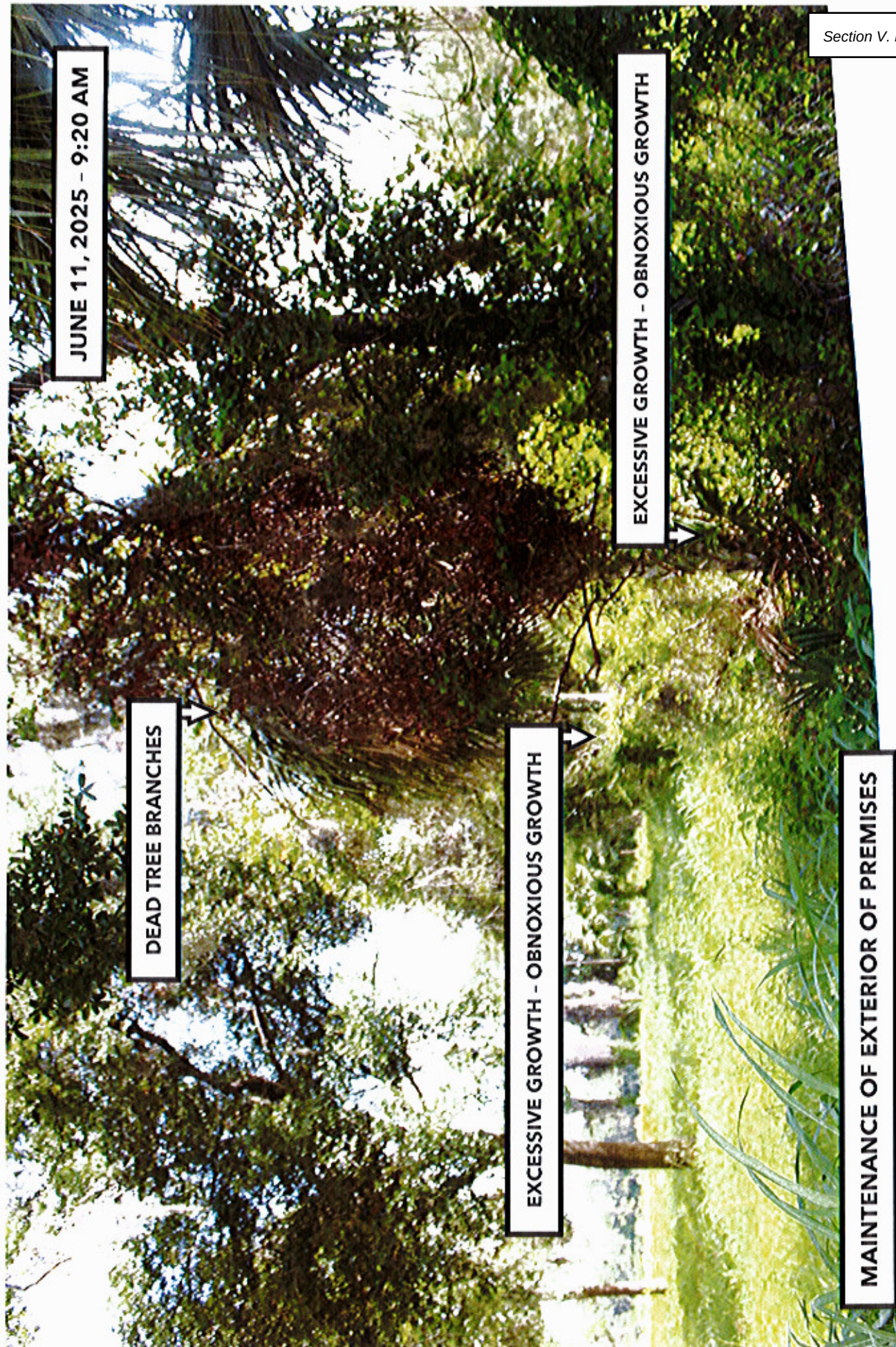


EXHIBIT D

**PROOF OF VIOLATION(S) -
MAINTENANCE OF EXTERIOR OF PREMISES -
APPEARANCE OF EXTERIOR OF PREMISES STRUCTURES
- MINIMUM STANDARDS FOR BASIC EQUIPMENT AND
FACILITIES; NONRESIDENTIAL**

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....2







BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1



JULY 10, 2025 - 1:07 PM

NONCONFORMING FENCE - OBNOXIOUS GROWTH

NONCONFORMING FENCE - OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....2

JULY 10, 2025 - 1:07 PM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

APPEARANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....3



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....4



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....5



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....6



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180),.....7



JULY 10, 2025 - 1:11 AM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH



Section V. Item #2.

MAINTENANCE OF EXTERIOR OF PREMISES

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....8

JULY 10, 2025 - 1:11 AM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

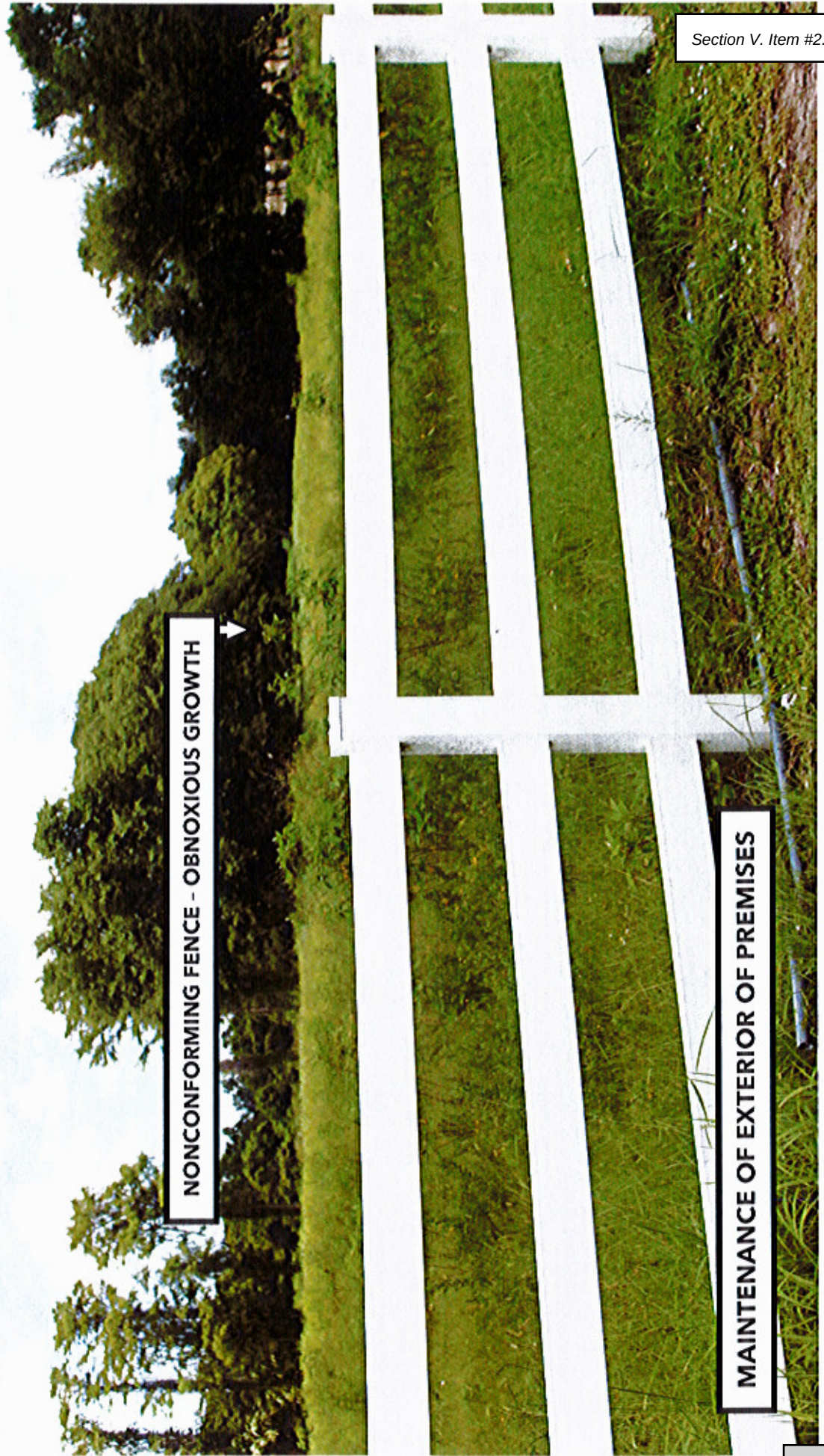
MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....9

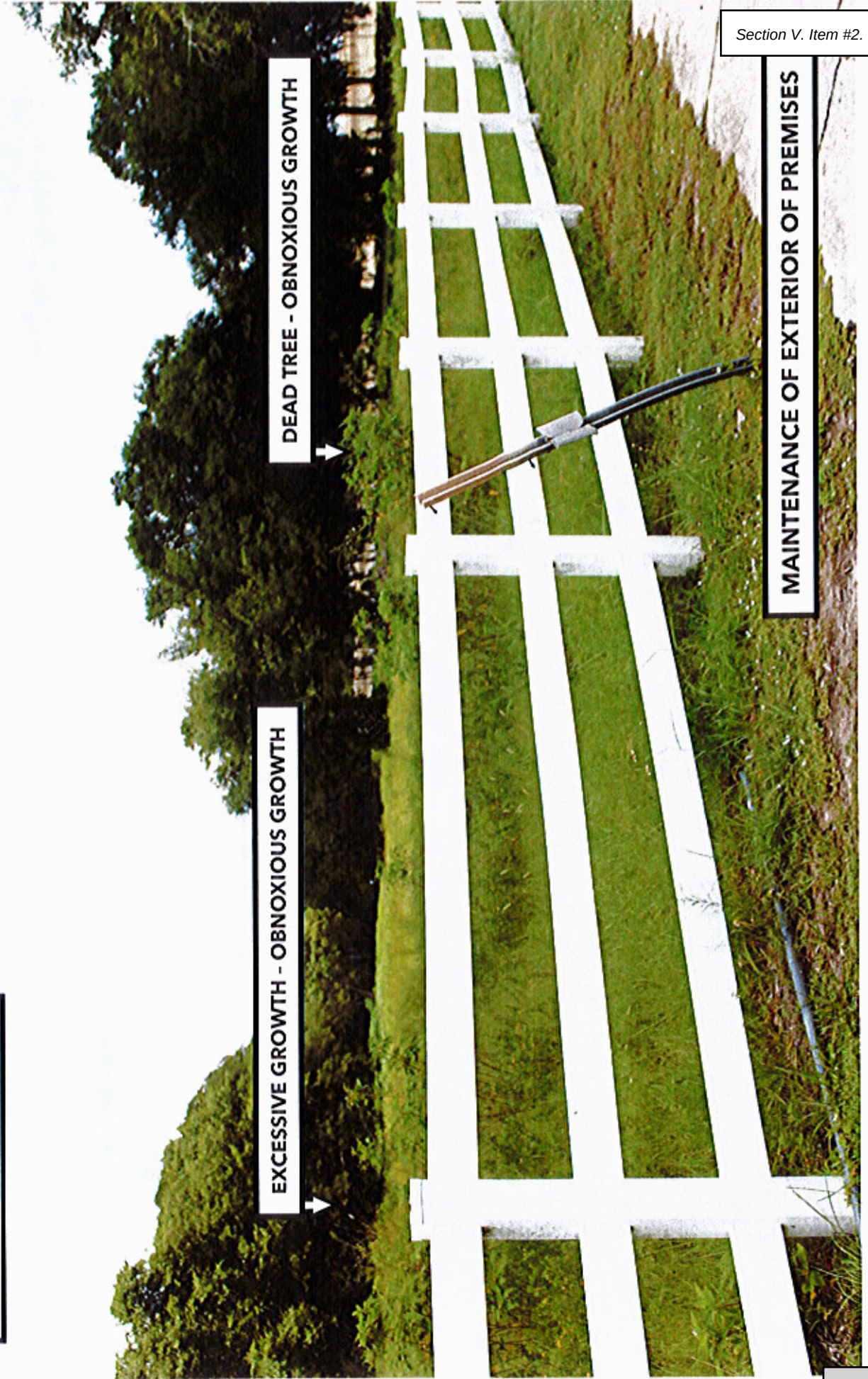
JULY 10, 2025 - 1:11 AM



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....10

JULY 10, 2025 - 1:11 AM



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....2



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....3



JULY 28, 2025 - 7:40 AM

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

EXCESSIVE GROWTH - OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

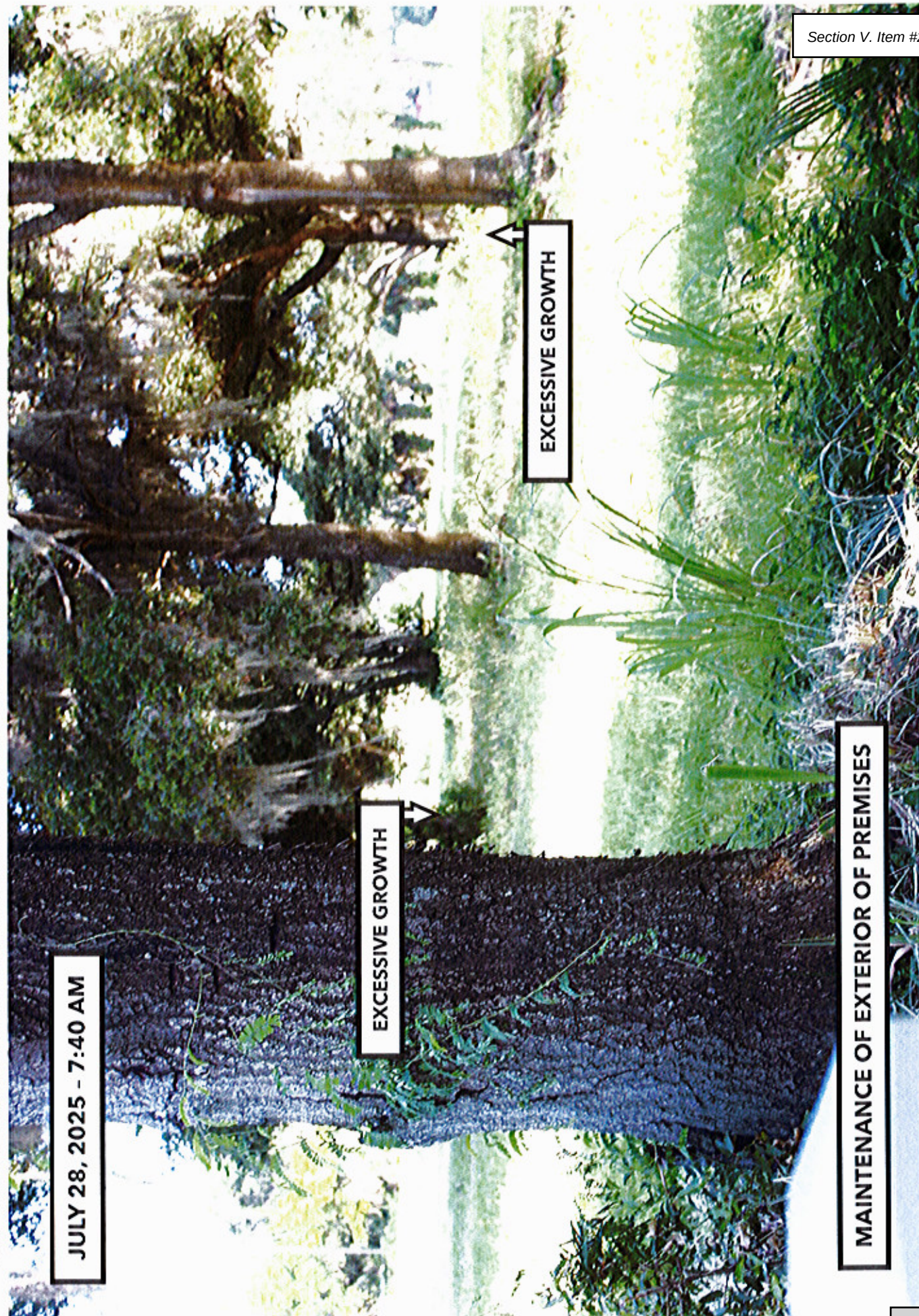
151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....4





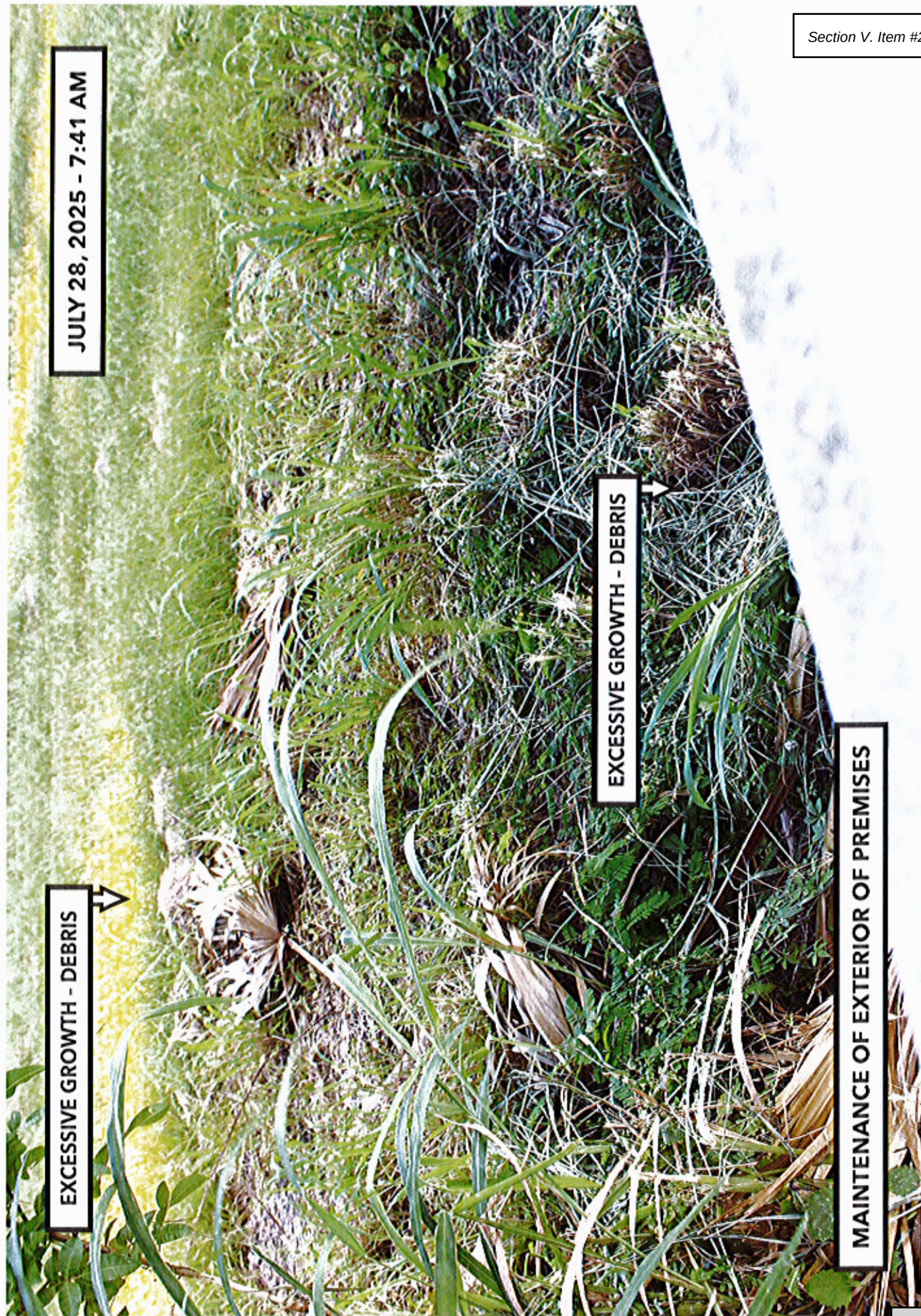
BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....6



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

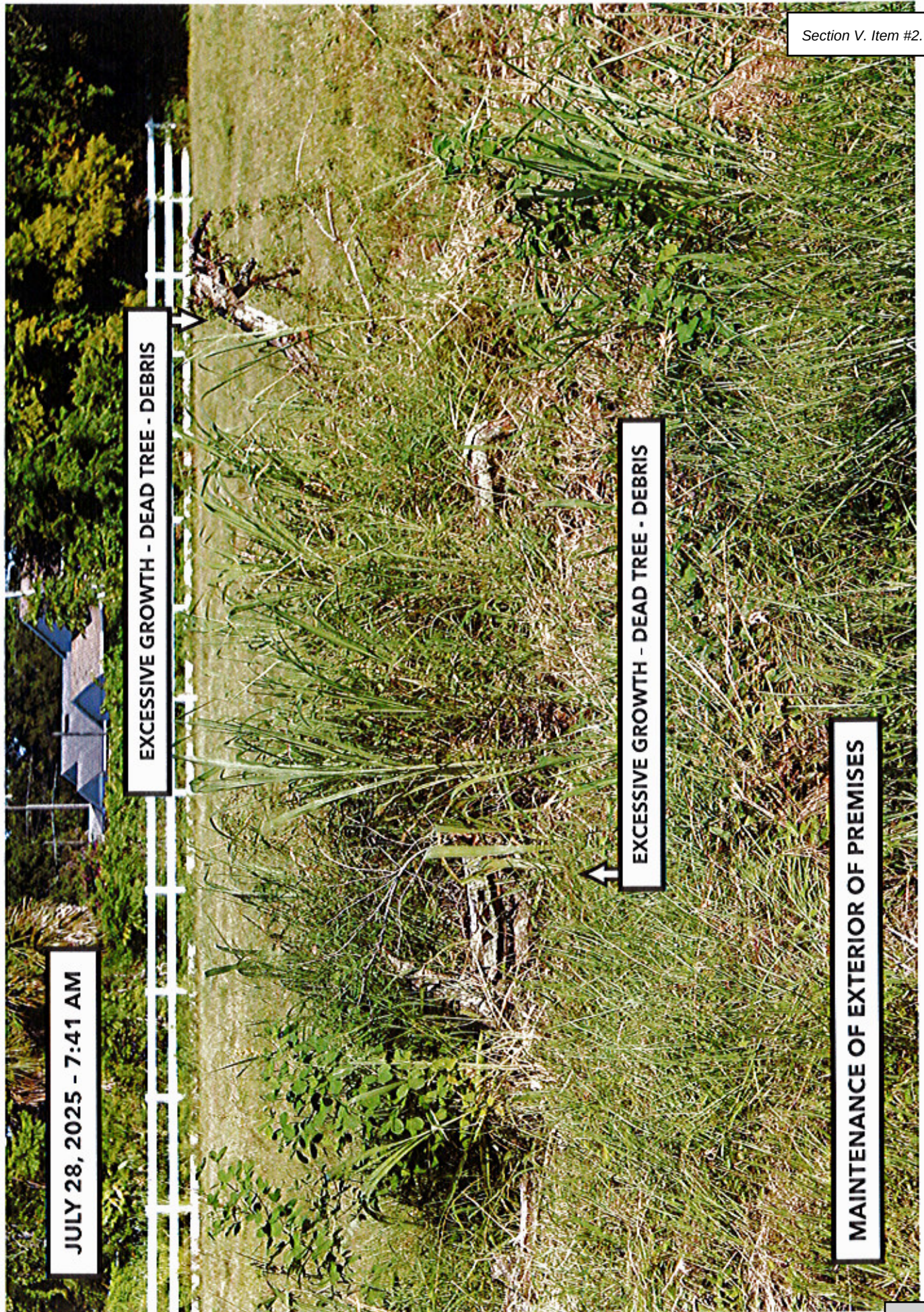
151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....7



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....8



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

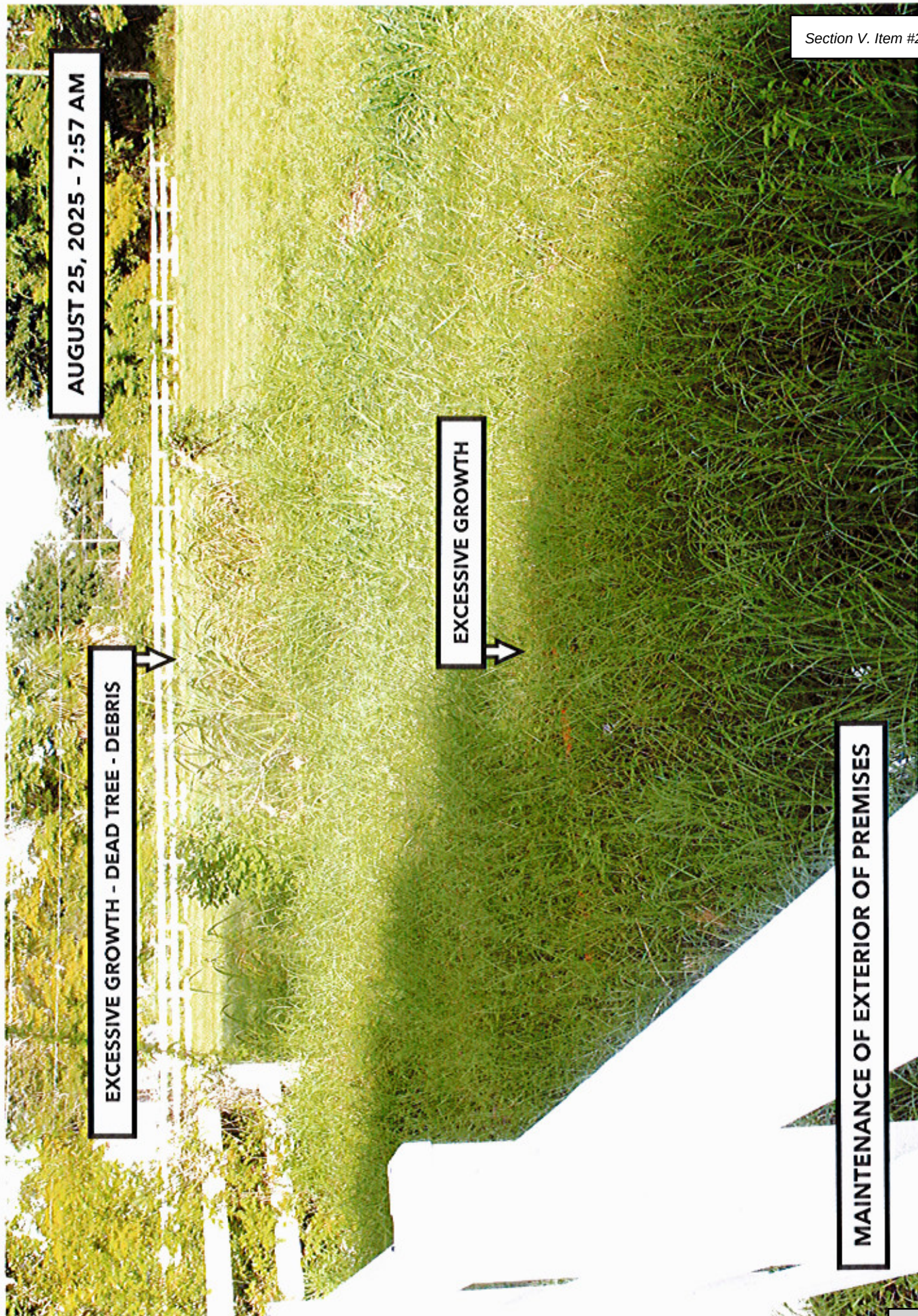
151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....2



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

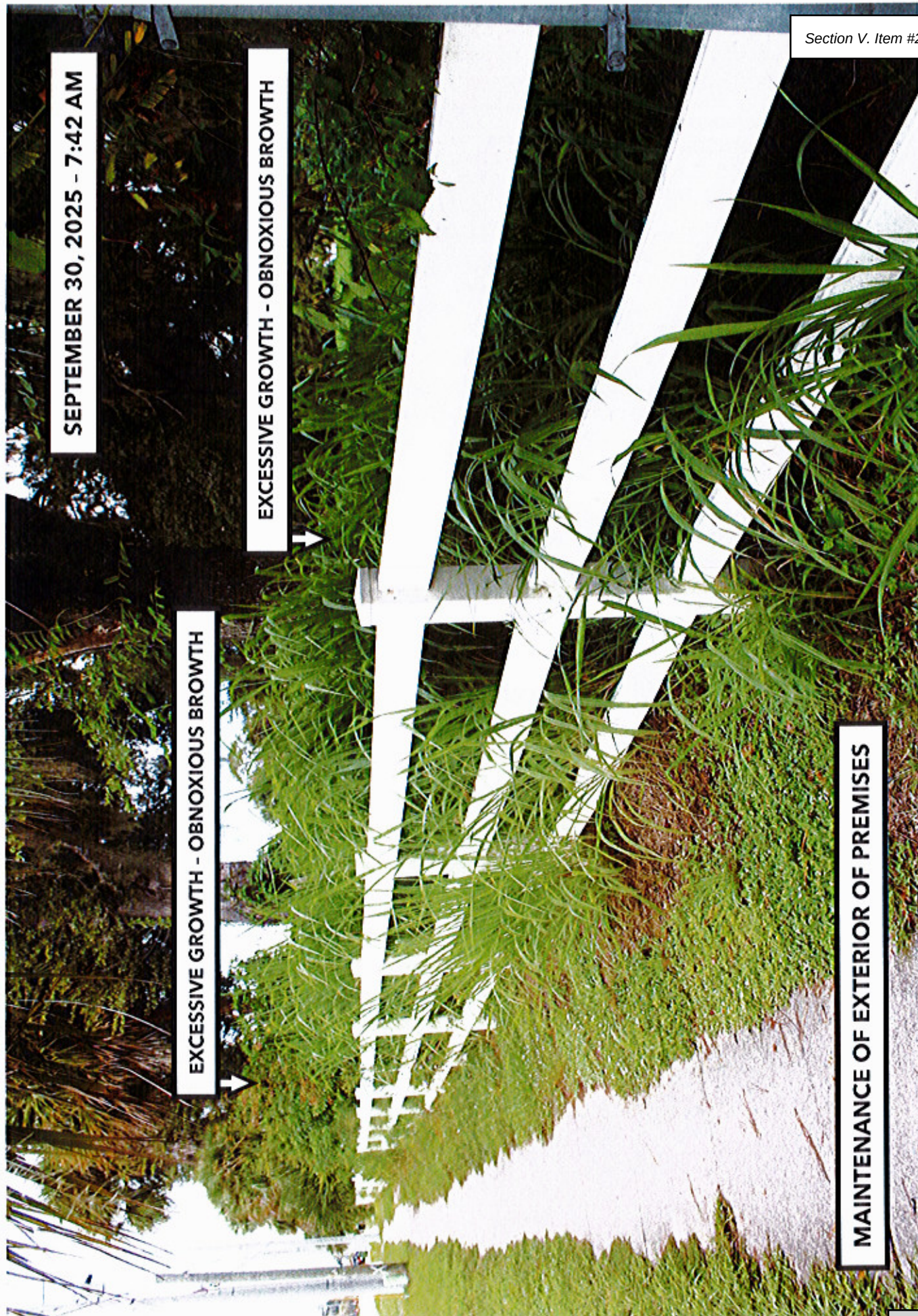
151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....3



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....2



SEPTEMBER 30, 2025 - 7:43 AM

EXCESSIVE GROWTH - OBNOXIOUS BROWTH



MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....3



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....4



SEPTEMBER 30, 2025 - 7:43 AM

EXCESSIVE GROWTH - OBNOXIOUS BROWTH

EXCESSIVE GROWTH - OBNOXIOUS BROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

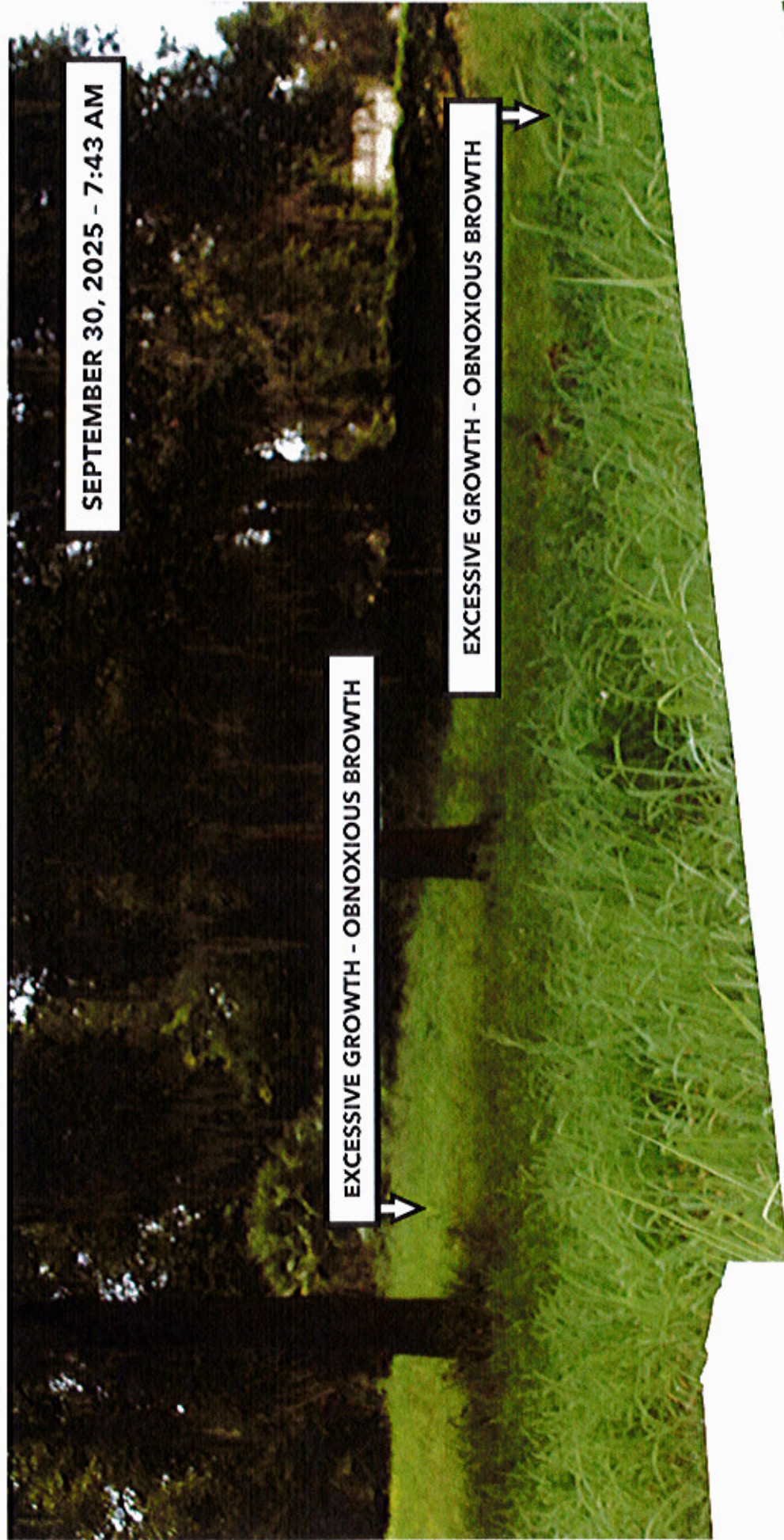
BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....5



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....6



SEPTEMBER 30, 2025 - 7:43 AM

EXCESSIVE GROWTH - OBNOXIOUS BROWTH

EXCESSIVE GROWTH - OBNOXIOUS BROWTH



MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....7



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....8



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....9



Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....10



BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....11



SEPTEMBER 30, 2025 - 7:44 AM

EXCESSIVE GROWTH - OBNOXIOUS BROWTH

EXCESSIVE GROWTH - OBNOXIOUS BROWTH

MAINTENANCE OF EXTERIOR OF PREMISES

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....12



Section V. Item #2.



EXHIBIT E

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

Section V. Item #2.

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000180

CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 27

Vs.

BING PROPERTY, LLC.

REF: 151 WEST KENNEDY BOULEVARD

2250 LEE ROAD, SUITE NO: 120

WINTER PARK, FL 32789-1865

Respondent(s)

RE: 151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810

Parcel ID: 35-21-29-0000-00-087

NOTICE OF HEARING

TO: BING PROPERTY, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

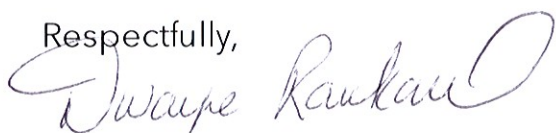
You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, September 3, 2025, hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

TOWN OF EATONVILLE
307 E. Kennedy Blvd.
Eatonville, Florida 32751



quadrant
FIRST-CLASS MAIL
IMI
\$010.44⁰
10/24/2025 ZIP 32751
043M30267524
US POSTAGE

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
P-ID: 35-21-29-0000-00-087
CODE CASE NO: 25-000180

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

9589 0710 5270 2372 5373 27

9589 0710 5270 2372 5373 27



PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL[®]

Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	
\$	
Total Postage at	
\$	
Sent To	
Street and Apt. #	
City, State, Zip+4	

BING PROPERTY, LLC.
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32792-1865
P-ID: 35-21-29-0000-00-087
CODE CASE NO: 25-000180

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-90-7 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
☒ Complete items 1, 2, and 3. ☒ Print your name and address on the reverse so that we can return the card to you. ☒ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X B. Received by (Printed Name) C. Date of Delivery ☐ Agent ☐ Addressee	
1. Article Addressed to: BING PROPERTY, LLC. 2250 LEE ROAD, SUITE NO: 120 WINTER PARK, FL 32792-1865 P-ID: 35-21-29-0000-00-087 CODE CASE NO: 25-000180  9590 9402 8194 3030 0364 78		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Article Number (Transfer from service label) 9589 0710 5270 2372 5373 27 PS Form 3811, July 2020 PSN 7530-02-000-9053		3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Insured Mail Restricted Delivery (over \$500) ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000180

CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 27

Vs.

BING PROPERTY, LLC.
REF: PROPERTY AT 151WEST KENNEDY BOULEVARD
2250 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865

Respondent(s)

RE: 151 WEST KEENDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-087

NOTICE OF HEARING

TO: BING PROPERTY, LLC.

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35. - Maintenance of exterior of premises.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org



EXHIBIT F

POSTING OF THE NOTICE OF HEARING

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087

151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180).....1

OCTOBER 24, 2025 - 3:51 PM

NOTICE OF HEARING



NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL

Section V. Item #2.

BING PROPERTY, LLC., P-ID NO: 35-21-29-0000-00-087
151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000180),.....2

OCTOBER 24, 2025 - 3:41 PM

CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation
CODE CASE NO: 25-000179
CERTIFIED MAIL NO: 9589 0710 5270 2372 5373 10

Vs.
BING PROPERTY, LLC.
REF: PROPERTY AT 121 WEST KENNEDY BOULEVARD
2230 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865
Respondent(s)

RE: 121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-088

NOTICE OF HEARING

TO: BING PROPERTY, LLC.
The Code Enforcement Board was created pursuant to CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (s. 162.05) of the Florida Statutes, and Eatonville, Florida - Code of Ordinances, Subpart B - LAND DEVELOPMENT CODE, Chapter 50 - MINIMUM PROPERTY STANDARDS, Sec. 50-35 - Maintenance of exterior of premises. The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code of Ordinances.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **121 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day each day the property remains in non-compliance. Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer. In writing, that the violation has been cured so that a follow-up inspection may be conducted. Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above named East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Matt New, Attorney at Law, 2300 Maitland Center Parkway, Suite 100, Maitland FL 32751 at least (5) days before Wednesday, September 3, 2025, the hearing date.

Pursuant to Chapter 50 of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,

SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8919
E: code-enforcement@townofeatonville.org



CODE ENFORCEMENT DIVISION
TOWN OF EATONVILLE, FLORIDA

NOTICE OF HEARING

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation
CASE NO: 25-000180
CERTIFIED MAIL NO: 9589 0716 5270 2372 5373 27

Vs.
BING PROPERTY, LLC.
REF: PROPERTY AT 151 WEST KENNEDY BOULEVARD
2230 LEE ROAD, SUITE NO: 120
WINTER PARK, FL 32789-1865
Respondent(s)

RE: 151 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel ID: 35-21-29-0000-00-087

NOTICE OF HEARING

TO: BING PROPERTY, LLC.
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You are hereby ordered to appear before the Code Enforcement Board on the **5th** day of **NOVEMBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

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SIGNED COPY ON FILE

DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8919
E: code-enforcement@townofeatonville.org

NOTICE OF HEARING - POSTING EATONVILLE'S TOWN HALL

